



COMAL COUNTY

ENGINEER'S OFFICE

Permit of Authorization to Construct an On-Site Sewage Facility Permit Valid For One Year From Date Issued

Permit Number: 118233
Issued This Date: 04/28/2025
This permit is hereby given to: SQR DEVELOPMENT LLC

To start construction of a private, on-site sewage facility located at:

584 VALLEY RDG
CANYON LAKE, TX 78133

Subdivision: Scenic Heights
Unit: 2
Lot: 495
Block: NA
Acreage: 0.3300

APPROVED MINIMUM SIZES AS PER ATTACHED DESIGN

Type of System: Aerobic
Drip Irrigation

This permit gives permission for the construction of the above referenced on-site facility to commence. Installation must be completed by an installer holding a valid registration card from the Texas Commission on Environmental Quality (TCEQ). Installation and inspection must comply with current TCEQ and Comal County requirements.

Call (830) 608-2090 to schedule inspections.

Preliminary Field Check For Drip Systems

DATE: 1/29/25

INSPECTOR: Hendry

COMMENTS: Probing in the area of the proposed drip field showed an average of 5-6' of soil above a restrictive horizon.



ON-SITE SEWAGE FACILITY APPLICATION

REVISED

11:51 am, Apr 25, 2025

Date _____

Permit Number _____

1. APPLICANT / AGENT INFORMATION

Owner Name SQR DEVELOPMENT LLC
Mailing Address 2912 BARBED WIRE ST
City, State, Zip Round Rock, TX 78664
Phone # 512-590-3411
Email chad.f@2x2capitalmanagement.com

Agent Name Marisa kane - Development and Consulting
Agent Address _____
City, State, Zip _____
Phone # 8306605498
Email bridgewayllc1@gmail.com

2. LOCATION

Subdivision Name SCENIC HEIGHTS Unit 2 Lot 495 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 584 Valley Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2200

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 264,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ Rainwater

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

12/10/24



COMAL COUNTY
ENGINEER'S OFFICE

REVISED

3:18 pm, Mar 06, 2025

ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

Planning Materials & Site Evaluation as Required Completed By Christine Nixon, PE

System Description AerobicDrip

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 1245 Gal Absorption/Application Area (Sq Ft) 1200 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240 gpd

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Christine Nixon
Signature of Designer

03/04/2025
Date

AFFIDAVIT TO THE PUBLIC

THE COUNTY OF COMAL
STATE OF TEXAS

CERTIFICATION OF OSSF REQUIRING MAINTENANCE

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities (OSSF's), this document is filed in the Deed Records of Comal County, Texas.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (commission) to regulate on-site sewage facilities (OSSF's). Additionally, the Texas Water Code (TWC), § 5.012 and § 5.013, gives the commission primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The commission, under the authority of the TWC and the Texas Health and Safety code, requires owner's to provide notice to the public that certain types of OSSF's are located on specific pieces of property. To achieve this notice, the commission requires a recorded affidavit. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This recorded affidavit is not a representation or warranty by the commission of the suitability of this OSSF, nor does it constitute any guarantee by the commission that the appropriate OSSF was installed.

II

An OSSF requiring a maintenance contract, according to 30 Texas Administrative Code §285.91(12) will be installed on the property described as (Insert legal description): _____

Scenic Heights 2, Lot 495

The property is owned by (Insert owner's full name): SQR Development LLC

This OSSF must be covered by a continuous maintenance contract for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

Upon sale or transfer of the above-described property, the permit for the OSSF shall be transferred to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from the Comal County Engineer's Office.

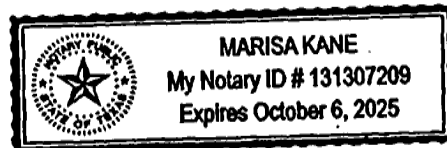
WITNESS BY HAND(S) ON THIS 03 DAY OF January, 20 25

Chadwick Fox

Owner(s) signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF

Notary Public, State of Texas



Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/03/2025 02:32:35 PM
TRACY 1 Pages(s)
202506000258



Bobbie Koepp



Red Stag Septic Services LLC

P: 210-364-8562

E: redstagseptic@gmail.com

A: 439 Russian Sage New Braunfels Tx, 78130

REVISED

9:47 am, Apr 28, 2025

Septic System Maintenance Contract

Customer Name: SQR Development LLC - Chadwick Fox

Customer Address: Lot 495 - 584 Valley Ridge, Canyon Lake, TX

Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at License to Operate and ending at 2 years from License to Operate.

During the period we will provide a total of 8 visual inspections occurring within the months circled below:

JAN **FEB** MAR APR **MAY** JUN JUL **AUG** SEP OCT **NOV** DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped.
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee **\$300.00**



Customer Signature

03/12/2025

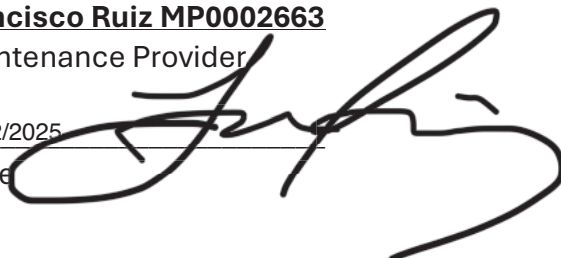
Date

Francisco Ruiz MP0002663

Maintenance Provider

3/12/2025

Date



COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name 2x2 Capital Development
 Physical Address: Valley Ridge, Canyon Lake, TX 78133
 Name of Site Evaluator Christine Nixon
 Date Performed: March 1, 2022 Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
 Locations of soil evaluation must be shown on the application site drawing or designer's site drawing
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone YES _____ NO x
 Presence of adjacent ponds, streams, water impoundments YES _____ NO x
 Existing or proposed water well in nearby area YES _____ NO x
 Organized sewage available to lot or tract YES _____ NO x
 Recharge features within 150 feet YES _____ NO x

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

March 1, 2022

Date

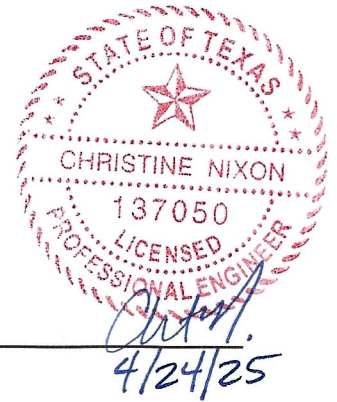
REVISED

12:53 pm, Apr 24, 2025

BURRIER NIXON
ENGINEERS

BURRIER NIXON ENGINEERS

Reg. No. F-24967
CHRISTINE NIXON, P.E.
9901 BRODIE LN, STE 160, PMB 195
AUSTIN, TX 78748
(512) 694-0537



April 24, 2025

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, 584 Valley Ridge, Canyon Lake, TX 78133. The owner is SQR Development. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose for 563 seconds (9.4 minutes) every three hours. That will deliver the needed 30 gallons 8 times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). Because there is limited suitable soil, the installer will be required to place **12 inches of Type III soil on the natural ground before laying the drip tubing.** The drip lines will be placed on the fill and then covered with an additional 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. Gate valves shall be placed on the drip line before it connects to the return line. Each gate valve must be opened separately for flushing through each zone. THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK. All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.

CALCULATIONS AND SPECIFICATIONS

1. Required Drip Area (SA) = Q / R_i where Q = daily usage rate
 R_i = effluent loading rate in gal/sq. ft./day
- Therefore: S.A. = $240 / 0.2$
S.A. = 1200 sq. ft

2. Septic Tank Minimum Liquid Capacity

Note: The trash tank and pump tank must comply with the applicable structural requirements from TCEQ OSSF Rules Sect. 285.32 and 285.34 (b)

Since $Q = 240$ gal / day

Required Septic Tank Volume = 750 gallons

Aerobic Treatment Capacity = 360 gpd

System will consist of:

400 gal. Single compartment pretreatment tank

621 gallon per day Pro Flo 500 SLPT2 Aeration Chamber tank

+ 224 gallon per day Pro Flo 500 SLPT2 Clarifier Tank

= 1245 gal. liquid capacity

Risers 2" above grade on all tank compartments

771 gallon single compartment pump tank; capacity is available for at least 1/3 day's flow above the alarm-on level. The system will operate on demand. See pump tank cross section for float settings. A 155 mesh filter will be installed.

Flow Rates

Emitter spacing---2 ft centers

Emitter line required $1200 \text{ sq ft} / 2 \text{ ft spacing} = 600 \text{ ft}$.

Number of emitters = $1260 \text{ sq ft} / (4 \text{ sq ft / emitter}) = 315$ emitters

Emitter flow rate = 0.6 Gal / Hr

Total flow = $315 \text{ emitters} \times 0.6 \text{ gal / emitter / hr} = 189 \text{ gal / hr}$
 $189 \text{ gph} / 60 \text{ min / hr} = 3.2 \text{ gpm}$

It has been established that proper scouring and flushing of any pipe system will require at least 1.6 gallons per minute flow at the outflow end of any pipe. Therefore, we should require a flow of at least 1.6 gallons per minute out of each dipper line connection that has been made to the return flush manifold pipe. The field will have 2 loops, 300 LF each (see site plan).

Flow rates and pump sizing:

2 connections $\times 1.6 \text{ gpm} = 3.2 \text{ gpm}$

Total flow = $3.2 \text{ gpm} + 3.2 \text{ gpm} = 6.4 \text{ gpm}$

Head Calculation

Supply Line Loss-- $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Return Flush Line-- $2.2 \text{ psi} / 100 \text{ ft of } 1 \text{ in.} \times 75 \text{ ft} = 1.7 \text{ psi}$

Pressure required at the inlet of the drip tubing:	40.0 psi
Elevation from the pump to the highest drip tubing inlet: = 15 ft / 2.3psi/ft =	6.5 psi
Supply line loss 0.4psi/100ft x 100 ft =	1.7 psi
Return line loss =	1.7 psi
100 micron filter	
Amiad 2" T Super filter	<0.28 psi
Total	49.9 psi
49.9 psi x 2.3 ft/psi = 115 ft of head	

Pump Requirement = 6.4 gpm @ 115 ft
Pump - Sta Rite Model 20DOMO5121 draw down to 5 inches

A Sta Rite Model 20DOMO5121 delivers 3.2 gpm to the field. To deliver the needed 30 gallons 8 times per day, the timer should be set to run for 563 seconds (9.4 minutes) every three hours.

TANKS

The risers to all tanks must be permanently fastened to the tank lid or cast into the tank. The connection between the riser and the tank lid must be water tight and the risers must be fitted with a removable water tight cap and protected against unauthorized intrusions. Acceptable protection measures include a padlock, a cover that can be removed with tools, a cover having a minimum weight of 65 pounds sit into a recess of the tank lid or any other means approve by TCEQ. A secondary provision such as a plug, net or mesh in the riser is also required.

CONSTRUCTION / INSTALLATION

Installer shall follow all manufacturers' instructions for installation of treatment plant, wiring, and aerator. All required setbacks are to be followed by the installer. After tank holes are dug, a minimum of four inches of sand, sandy loam clay, or pea gravel, free of rock shall be placed in the holes. Tanks may then be placed in the holes, which shall be left open until inspection, then backfilled with sand, sandy loam clay, or pea gravel, free of rock.

ELECTRICAL

All electrical wiring shall be in accordance with the most recent edition of the National electric Code. Connections shall be in approved junction boxes and all external power wiring shall be in approved electrical conduit, buried and terminated at a main circuit breaker panel or sub-panel.

LANDSCAPING

The drip irrigation area must be contoured to a uniform slope such that the drip tubing may be placed to avoid any sharp slopes. After contouring, the ground must be scarified and a thin layer of Ty III soil shall be placed over natural ground and then the drip lines may be placed on this Ty III soil. Areas that are bare or have been disturbed must be seeded or sodded with a mix of rye and bermuda grasses prior to system operation. It is highly recommended that a good stand of vegetation be established prior to system operation.

INSPECTION

One open pit inspection will be performed when the system components are in place and operational. Comal County may require more inspections. Installer will give 48 hours notice to the designer for inspections.

MAINTENANCE REQUIREMENTS

Permit approval requires the applicant to furnish to the regulatory authority a valid maintenance contract with a maintenance company. The maintenance company will verify that the system is operating properly and that they will provide on-going maintenance of the installation. The initial maintenance contract must be valid for a minimum of two years. A maintenance contract will authorize the maintenance company to maintain and repair the system as needed. Again, a copy of the signed maintenance contract between the property owner and an approved maintenance company shall be provided to the permitting authority prior to final permit approval.

The owner shall continuously maintain a signed written contract with a valid maintenance company and shall submit a copy of the contract to the permitting authority at least 30 days prior to the date service will cease.

If a maintenance company discontinues business, the property owner shall, within 30 days of the termination date, contract with another approved maintenance company and provide the permitting authority with a copy of the newly signed maintenance contract.

AFFIDAVIT

Prior to issuance of a permit, a certified copy of an affidavit, which has been duly recorded at Comal County Clerk's office and filed in reference to the real property deed on which the aerobic system with drip emitters is to be installed, must be submitted. Such an affidavit shall state that the property shall not be transferred to a new owner without:

2. the new owner being advised that the property contains an aerobic treatment system with sub-surface drip emitters for wastewater disposal;
2. the permit issued to the previous owner of the property being transferred to the new owner in accordance with Sect. 285.20(5) of the TCEQ OSSF Rules, i.e.; the permit will be issued in the name of the owner of the OSSF. Permits shall be transferred to the new owner automatically upon legal sale of the OSSF. The transfer of an OSSF permit under this section shall occur upon actual transfer of the property on which the OSSF is located unless the ownership of the OSSF has been severed from the property;
3. the new owner submitting a valid signed maintenance contract to the permitting authority.

TESTING AND REPORTING

The maintenance company shall inspect each permitted system as directed by the testing and reporting schedule shown in Sect 285.91 (4) of the TCEQ OSSF Rules, or as may be required by Comal County. The maintenance company shall report any responses to homeowner complaints, and the results of its maintenance findings to Comal County within ten days of the specified reporting frequency.

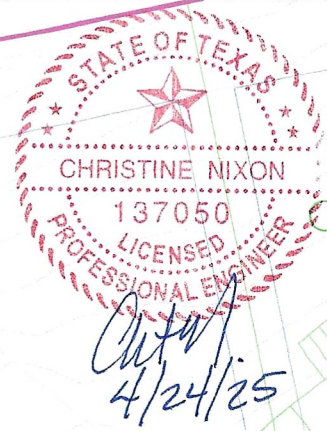
The frequency of testing and type of tests required are shown in Sect. 285.91 (4) of the TCEQ OSSF Rules.

LICENSE TO OPERATE

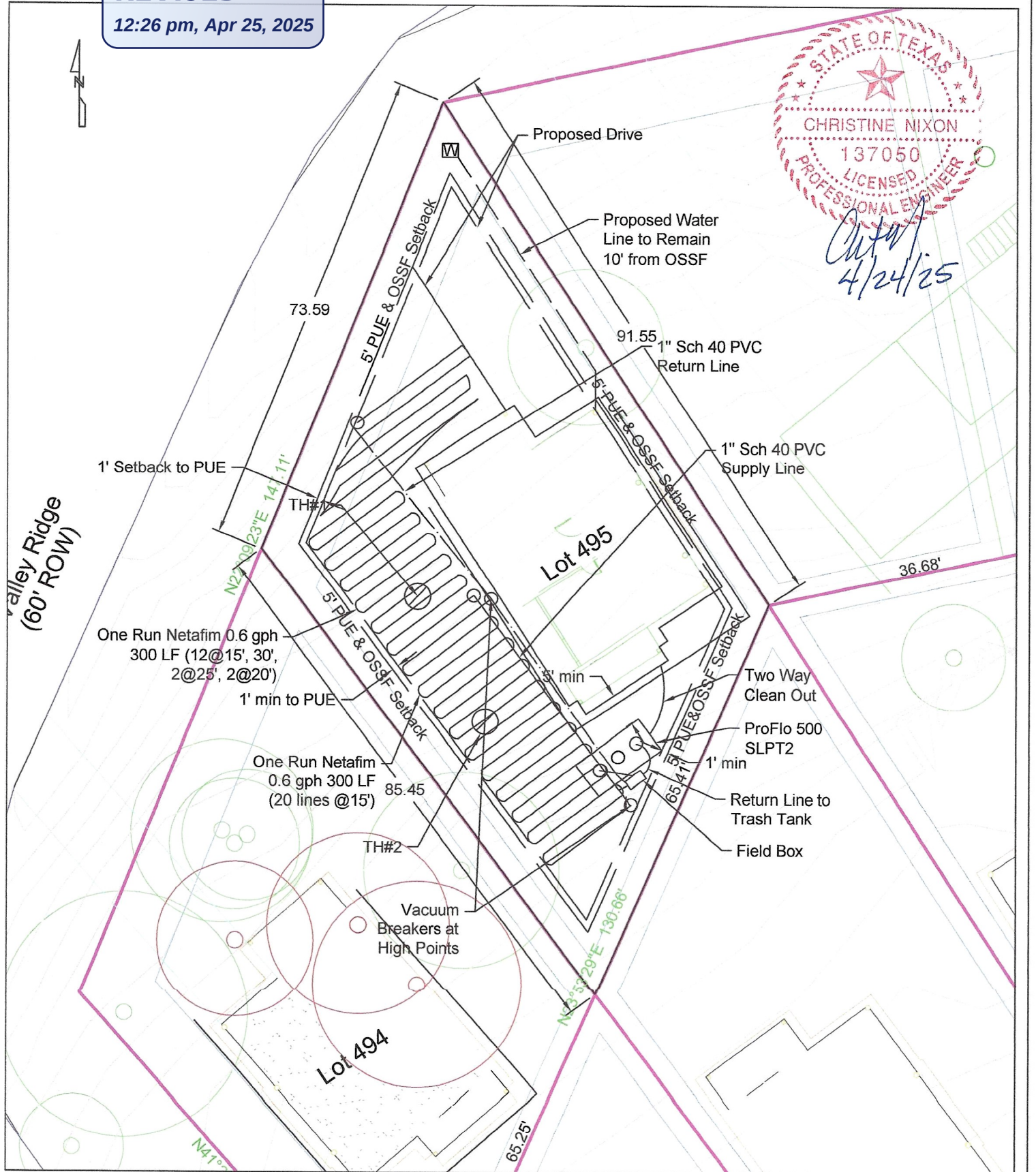
Contact Comal County for information.

REVISED

12:26 pm, Apr 25, 2025



Valley Ridge
(60' ROW)



Date 4/24/2025

Drawn by Christine Nixon

Client SQR Development

Burrier
Engineering

584 Valley Ridge
Canyon Lake, TX
Comal County

Scale 1"=20'

Valley Ridge Homes at Canyon Lake

HOUSE A

584 Valley Ridge, Canyon Lake, TX 78133 - Lot 495

NOTE: PLAN AT LOT 495
IS OPPOSITE HAND (OH)

10.30.24



PROJECT CONTACTS:

OWNER:
S&C Capital Management, LLC
129 Valley Ridge Rd
Dripping Springs, TX 78620
512.963.3411
CONTACT: Chadwick Fox
chad.fox@s&cmanagement.com

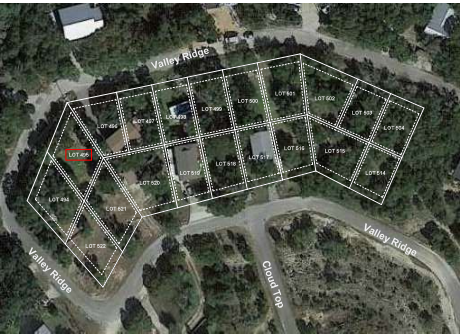
ARCHITECT:
Noack Little Architecture & Interiors
220 Industrial Blvd., Suite 101
Austin, Texas 78745
T 512.851.1950
CONTACT: Clay Little
clay@noacklittle.com

STRUCTURAL ENGINEER:
T&E Engineering, LLC
6996 Old Fredericksburg Rd, Suite 300
Austin, Texas 78749
T 512.352.3389
CONTACT: Elizabeth Lady
elady@tee.com

DRAWING INDEX A

Sheet No.	Sheet Name	Notes
00	GENERAL INFORMATION - A	
G.00A	Cover	
G.00TA	Project & Siting General Information	
G.01TA	Rendering Perspectives	
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A.02A	Foundation Plans	
A.02TA	Foundation Details	
A.03A	General Sections	
A.03TA	General Details	
A.04A	Roof Plans, Sections & Details	
A.04TA	Roof Details	
02	STRUCTURAL - A	
S.02A	General Notes	
S.02TA	General Details	
S.03A	Foundation Plans - House A	
S.03TA	Foundation Details - House A	
S.04A	Framing Plans - House A	
S.04TA	Framing Details - House A	
S.05A	Roof Plans - House A	
S.05TA	Roof Details - House A	
S.06A	Framing Details	
S.06TA	Framing Details	
S.07A	Framing Details	
S.07TA	Framing Details	
S.08A	Framing Details	
S.08TA	Framing Details	

Valley Ridge Homes at Canyon Lake
PROJECT # 23013.05





04 INTERIOR RENDER - BEDROOM



02 INTERIOR RENDER - KITCHEN



03 INTERIOR RENDER - PRIMARY BATH



01 INTERIOR RENDER - LIVING ROOM

PHOTOS/ RENDERING NOTES:

01 All photographs and renderings are included in these contract documents and are for Contractor's reference ONLY unless noted otherwise, and are not part of the contract documents.

02 The photographs and renderings are to be used as supplemental information to all contract documents, and all contract documents supersede any information noted or shown in photographs or renderings.

03 For bidding conditions it is not the Architect's intent to present the entire Scope of Work or all built conditions by the use of photographs or renderings. It is the responsibility of the Contractor to verify the Scope of Work and ALL built conditions in the field prior to Start of Work.

NoackLittle
architecture and interiors
220 Johnson Blvd
Suite 301
Austin, Texas 78745
(512) 351-1300
www.noacklittle.com

**Valley Ridge
Homes at Canyon
Lake**

Lot 495

584 Valley Ridge
Canyon Lake, TX 78133

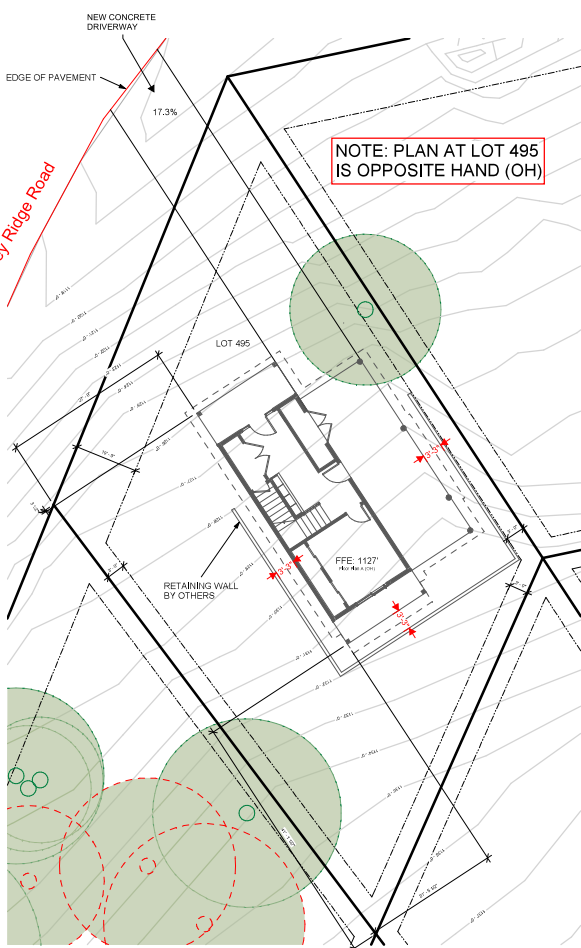
15% JN		10% CD
Rev	Desc	Description
N/A Job #		
Drawn by		23012.05
Checked by		KL
Date of Issue		CL
		10.30.24

Sheet Title:

**Rendering
Perspectives**

Sheet No.:

G.011A



01 Lot 495 - Architectural Site Plan - Floor Plan A (OH)
SCALE: 1/8" = 1'-0"



Valley Ridge Homes at Canyon Lake

Lot 495
584 Valley Ridge,
Canyon Lake, TX 78133

10.30.24	100% CD
Date	Description
	
NIA Job # <u>23012.05</u>	
Drawn by: <u>KK</u>	
Checked by: <u>CL</u>	
Date of Issue: <u>10.30.24</u>	



True North

Architectural Site Reference Plan

Sheet No.:
A.011A

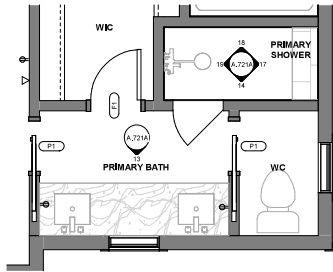
DOOR SCHEDULE A

MARK	DOOR	WIDTH	HEIGHT	NOTES	QTY
AP	2'-6"	7'-0"			2
DP	6'-0"	7'-0"			2
P1	2'-0"	7'-0"			4
P2	2'-0"	7'-0"			4
PS	2'-0"	7'-0"			2
SS	6'-0"	7'-0"			3
S1	2'-0"	7'-0"			2
P2	2'-0"	7'-0"			1
S1	4'-0"	7'-0"			1

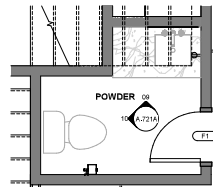
WINDOW SCHEDULE A

MARK	WELL HEIGHT	WIDTH	HEIGHT	NOTES	QTY
W1	2'-6"	2'-0"	6'-0"		7
W2	2'-6"	6'-0"	6'-0"		4
W3	2'-6"	2'-0"	6'-0"		1
W4	6'-0"	2'-0"	7'-0"		1
W5	2'-6"	2'-0"	7'-0"		1

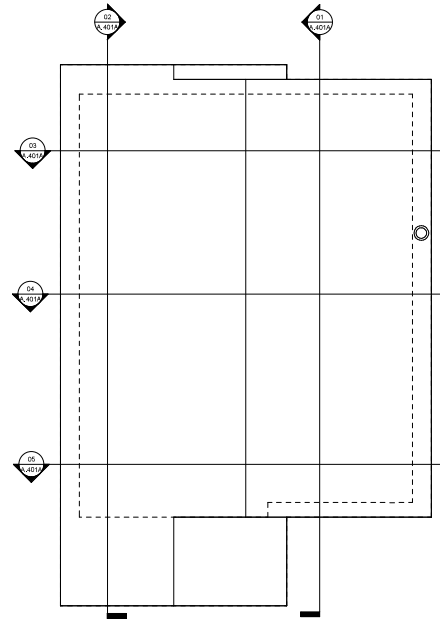
NOTE: PLAN AT LOT 495 IS OPPOSITE HAND (OH)



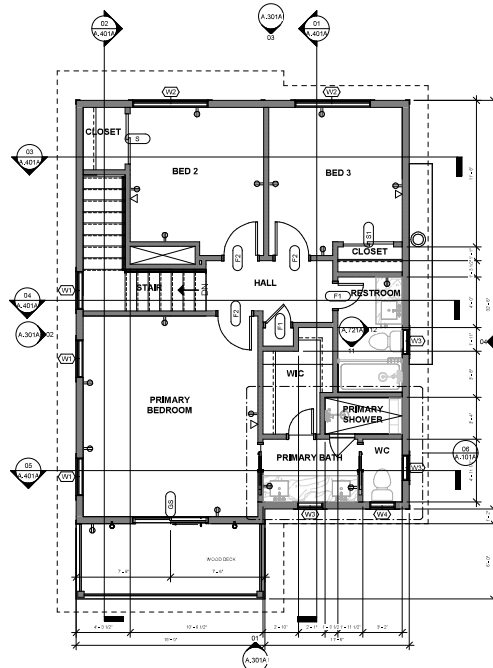
06 Enlarged Plan - Primary Bath
SCALE: 1/2" = 1'-0"



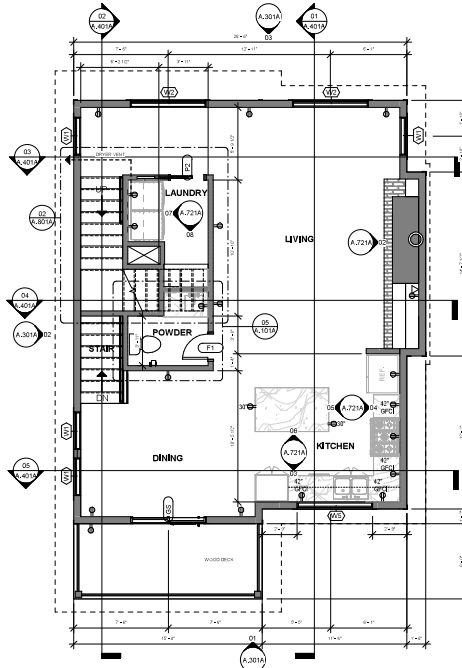
05 Enlarged Plan - Powder Room
SCALE: 1/2" = 1'-0"



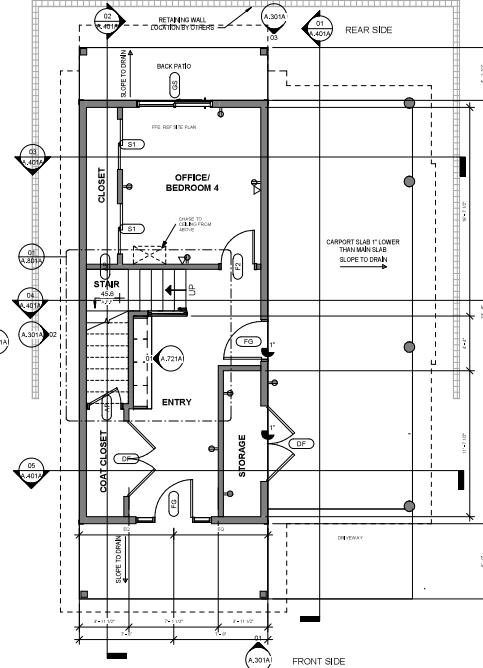
04 Roof Construction Plan
SCALE: 1/8" = 1'-0"



03 A - Third Floor Construction Plan
SCALE: 1/8" = 1'-0"



02 A - Second Floor Construction Plan
SCALE: 1/8" = 1'-0"



01 A - First Floor Construction Plan
SCALE: 1/8" = 1'-0"

DRAWING SHEET NOTES:

- Refer to Index Sheet for typical graphical symbols and abbreviation index.
- Refer to Mounting Height Sheet for Accessibility Guidelines.
- All new partitions to be Type D0.3 U.A.D. All new tiling to be Type F1.3 U.A.C.
- At areas of open ceilings, all new and existing partitions to extend to deck. Modify existing partitions as required. Refer to RCP for areas open to deck.
- In general, all horizontal dimensions are provided on plans, and all vertical dimensions are provided on elevations and/or sections unless otherwise noted.
- In general, the Overall Plan indicates exterior building dimensions, room numbers and names, door designations, exterior window designations, exterior elevations designations, building section and details designations. All other plan information is indicated on referenced area or enlarged plans.
- In general, Area and/or Enlarged Plans indicate interior building dimensions to face of partition material, room numbers and names, door designations, interior window designations, interior detail designations, interior elevations, partition type designations, finish designations, and general building material.
- When columns and column lines are present, all dimensions are to be tied to a column line. Contractor shall immediately report any omission of dimensions not tied to a column line to the Architect prior to start of construction.
- Coordinate all MEP access panels not shown on architectural construction documents with Architect prior to installation.
- Provide adequate blocking as required at every location where millwork, wall light fixtures, railings, TV brackets, plumbing fixtures, etc. are to be mounted. Items are required to resist 200 pound point load.
- There are items shown, i.e., outlets, switches, thermostats, panels, etc. on MEP contract documents that may not be shown on architectural contract documents. Contractor to coordinate all items with current TAS requirements and mounting height sheet unless noted otherwise.

DRAFTING GRAPHICS NOTES:

- All construction to remain is shown (dashed) as "light gray lines" and is typically not noted, scheduled, dimensioned, etc. unless noted otherwise.
- All demolished lines are shown (dashed) with dashed lines. New Construction is shown (dashed) as "heavy lines" with notes and is typically noted, scheduled, dimensioned, etc. unless noted otherwise.

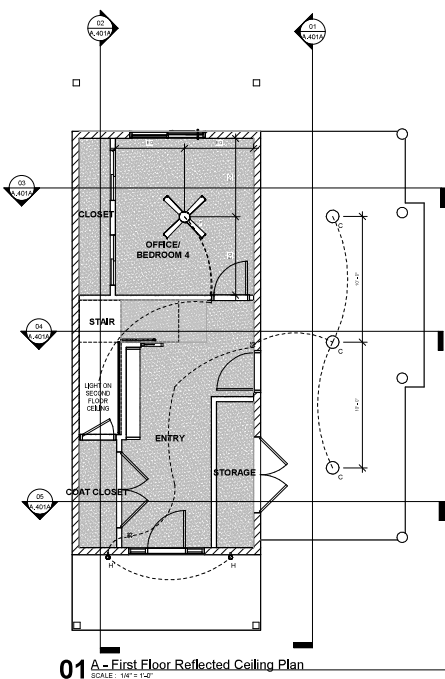
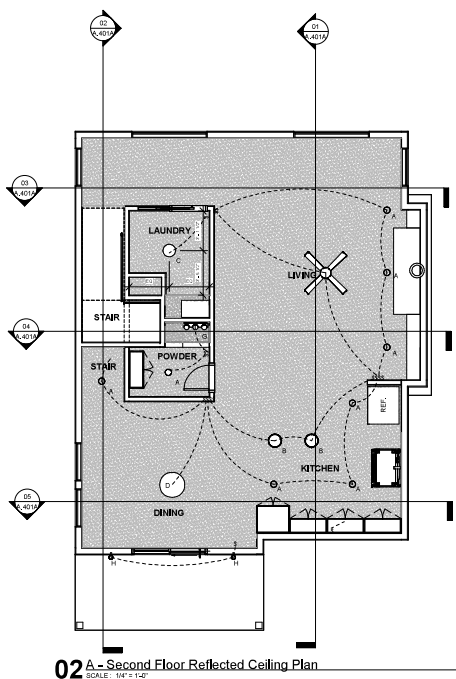
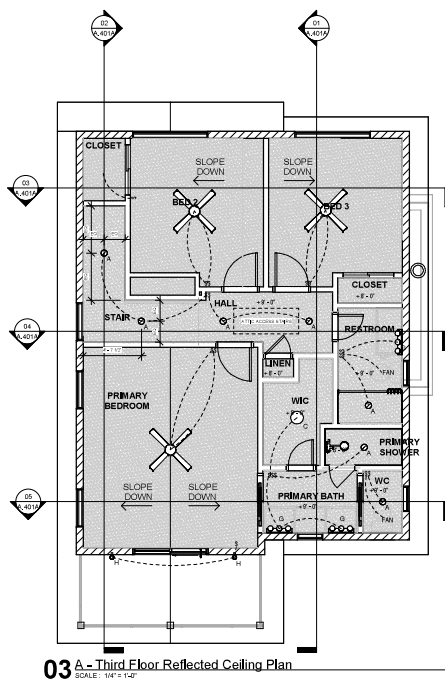
Plan Legend

SYMBOL	DESCRIPTION
[Hatched Box]	AREA NOT IN CONTRACT
[Thin Solid Line]	NEW PARTITION, REFER TO PARTITION SCHEDULE.
[Dashed Line]	EXISTING PARTITION TO REMAIN
[Dashed Line]	EXISTING PARTITION TO BE REMOVED.
[Thick Solid Line]	NEW FIRE RATED PARTITION
[Dashed Line]	EXISTING DOOR TO REMAIN
[Solid Line]	NEW DOOR, REFER TO NOTES AND/OR SCHEDULE.
[Dashed Line]	DOOR, FRAME, AND HARDWARE TO BE REMOVED
GENERAL COMMENTS:	
1. NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT. REFER TO PLANS.	

Electrical & Power Legend

SYMBOL	FLOOR	DESCRIPTION
[Symbol]		DATA RECEPTACLE
[Symbol]		PHONE RECEPTACLE
[Symbol]		PHONE & DATA RECEPTACLE
[Symbol]		120V DUPLEX RECEPTACLE
[Symbol]		120V QUAD RECEPTACLE
[Symbol]		220V RECEPTACLE
[Symbol]		J-BOX RECEPTACLE
[Symbol]		EMPTY BOX WITH PULL STRING FROM BOX TO ABOVE CLG
[Symbol]		SINGLE POLE SWITCH
[Symbol]		THREE WAY POLE SWITCH
[Symbol]		DIMMER SWITCH
[Symbol]		SECURITY KEY PAD
[Symbol]		SECURITY CARD READER
[Symbol]		MAGNETIC LOCK LOCATION
[Symbol]		DISFAL CONTROL PAD
[Symbol]		THERMOSTAT
[Symbol]		RECESSED SECURITY PANEL
[Symbol]		RECESSED FIRE ALARM PANEL
[Symbol]		POWER POLE
[Symbol]		BASE POWER FEED TO SYSTEM FURNITURE
[Symbol]		WIREMOLD WITH ELEC AND DATA @ 42" A.F.F.
GENERAL NOTES:		
1. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR SPECIFIC RECEPTACLE INFORMATION		
2. NOT ALL ITEMS SHOWN IN LEGEND MAY BE USED ON THIS PROJECT.		

NOTE: PLAN AT LOT 495
IS OPPOSITE HAND (OH)



REFLECTED CEILING NOTES:

- 01 Refer to Notes Sheet G.001 for Abbreviation Index and A.201 for symbols. Refer to sheet G.151 for mounting height information
- 02 All ceiling to be at X'-X\" A-F-F, U.N.O.
- 03 All ceiling fixtures to be at X'-X\" A-F-F, U.N.O.
- 04 In general, all horizontal dimensions are provided on plans, and all vertical dimensions are provided on elevations and/or sections unless otherwise noted.
- 05 Coordinate all MEP access panels not shown on architectural construction documents with Architect prior to installation.
- 06 Provide adequate blocking as required at every location where ceiling mounted equipment is to be mounted. Coordinate with all trades to ensure blocking does not interfere with building systems.
- 07 There are items shown, i.e. access systems, audio systems, security systems, etc., on the MEP drawings or Owner-provided consultant drawings that are not drawn on the architectural ceiling plans. Contractor to coordinate and meet all items in a uniform and systematic pattern Unless Noted Otherwise. Coordinate with Architect prior to installation.
- 08 Architect has Final Decision on ALL sprinkler system head locations within ceiling. Contractor to submit Sprinkler System Installer's sprinkler head plans to Architect for comment and approval without exception.
- 09 Ceilings and all miscellaneous framing for ceilings shall not interfere or duplicate any smoke or fire rated partition or wall without exception. Contact Architect immediately if conflicts arise prior to installation.
- 10 For all new ceilings that are constructed as part of an existing ceiling, use same construction as existing and patch with same material to match existing. New and existing shall align seamlessly.
- 11 All fixtures to be 3500K / 90 CRI U.L.O.

Lighting Legend

SYMBOL & MARK	DESCRIPTION
	DESCRIPTION: TYPICAL 8\" MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP
	DESCRIPTION: DECORATIVE LED PENDANT MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP
	DESCRIPTION: TYPICAL CEILING MOUNTED FIXTURE MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP
	DESCRIPTION: TYPICAL 8\" MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP
	DESCRIPTION: TYPICAL LED PENDANT MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP
	DESCRIPTION: WET LED LED EXTERIOR SCONCE MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP
	DESCRIPTION: FAN WITH LIGHT KIT MFR: TBD PRODUCT: TBD FINISH: TBD NOTES: PROVIDE 3500K TEMP

GENERAL NOTES:
NOT ALL FIXTURES SHOWN IN LEGEND MAY BE USED ON THIS PROJECT
1. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL FIXTURE INFORMATION.

RCP Legend

SYMBOL & MARK	DESCRIPTION
	5/8\" THICK GYPSUM BOARD SUSPENDED CEILING SYSTEM, TYPICAL.
	RECESSED DROP DOWN PROJECTION SCREEN
	CEILING MOUNTED SPEAKER, REFER TO AUDIO/VISUAL
	CEILING MOUNTED SECURITY CAMERA, REFER TO AUDIO/VISUAL
	SPRINKLER HEAD, COORDINATE WITH SPRINKLER INSTALLER
	RECESSED SLOT DIFFUSER, REFER TO MEP.
	RECESSED MECHANICAL SUPPLY REGISTER, TYPICAL.
	RECESSED MECHANICAL RETURN REGISTER, TYPICAL.
	RECESSED MECHANICAL EXHAUST REGISTER, TYPICAL.

GENERAL NOTES:
NOT ALL FIXTURES SHOWN IN LEGEND MAY BE USED ON THIS PROJECT
1. REFER TO MEP DRAWINGS AND SPECIFICATIONS FOR SPECIFIC FIXTURE INFORMATION.



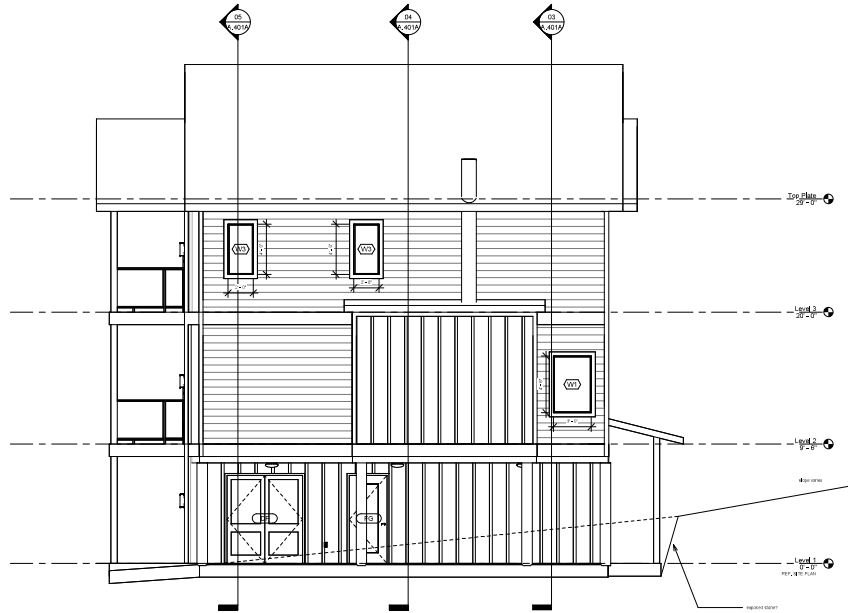
Lot 495

594 Valley Ridge
Canyon Lake, TX 78133

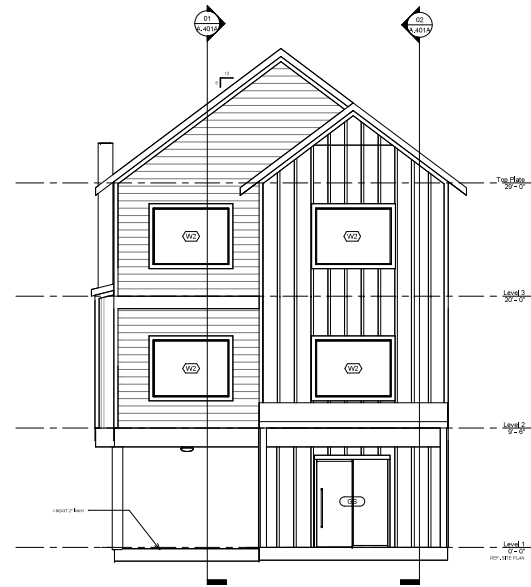
NLA Job #	23012.05
Drawn by	JK
Checked by	CL
Date of Issue	10.30.24

Sheet Title:

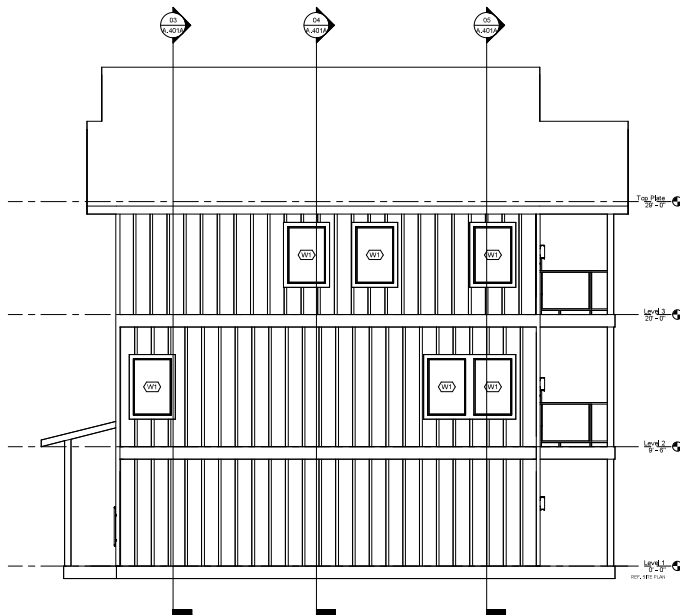
Sheet No.:



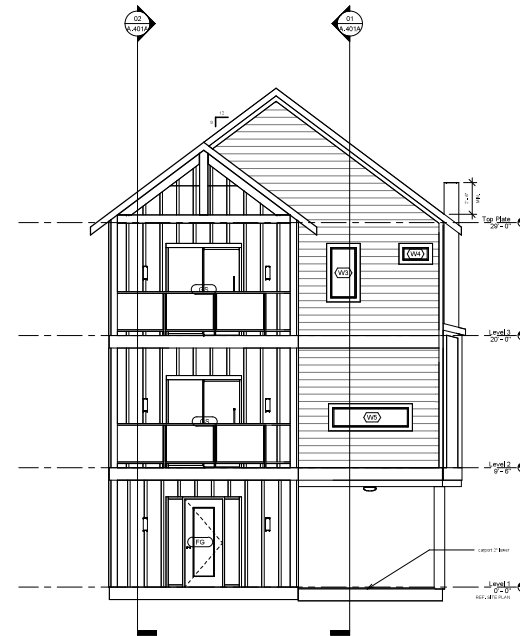
04 Carport Side Exterior Elevation - A
SCALE: 1/4" = 1'-0"



03 Rear Exterior Elevation - A
SCALE: 1/4" = 1'-0"



02 Side Exterior Elevation - A
SCALE: 1/4" = 1'-0"



01 Front Exterior Elevation - A
SCALE: 1/4" = 1'-0"

**NOTE: PLAN AT LOT 495
IS OPPOSITE HAND (OH)**

NoackLittle
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(512) 351-1300
www.noacklittle.com



**Valley Ridge
Homes at Canyon
Lake**

Lot 495

584 Valley Ridge
Canyon Lake, TX 78133

Rev	Date	Description
1	10.30.24	100% CD

N/A Job # **23012.05**
Drawn by **KK**
Checked by **CL**
Date of Issue **10.30.24**

Sheet Title:

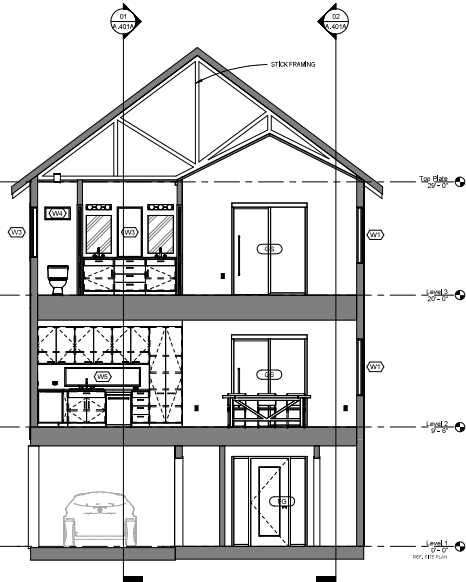
Exterior Elevations

Sheet No.:

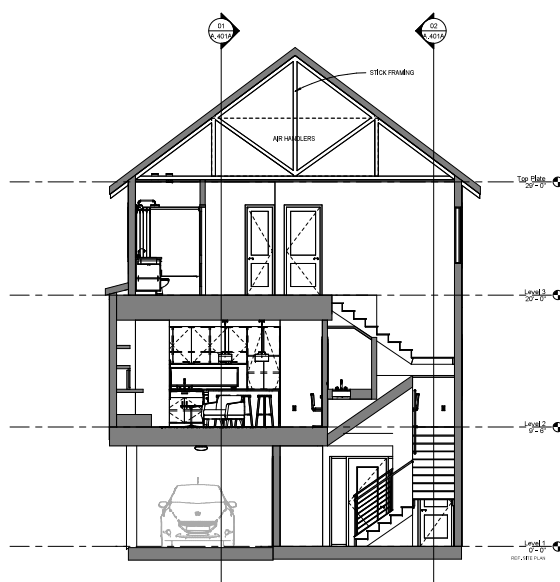
A.301A



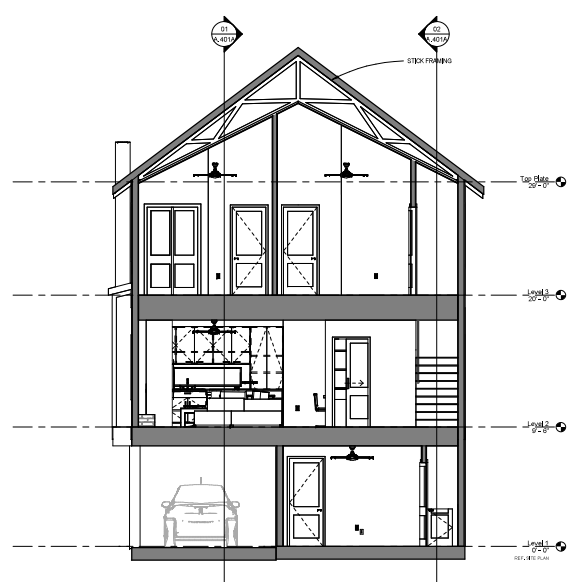
NOTE: PLAN AT LOT 495
IS OPPOSITE HAND (OH)



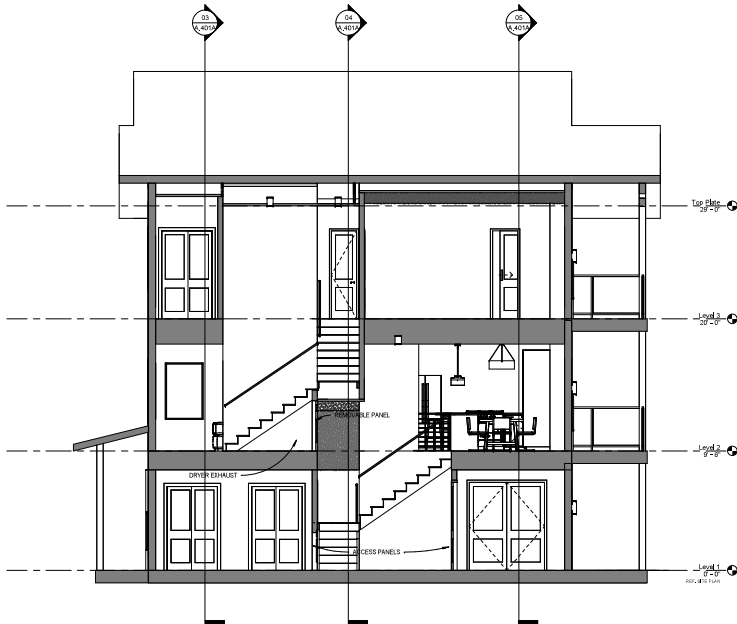
05 Building Section A3
SCALE: 1/4" = 1'-0"



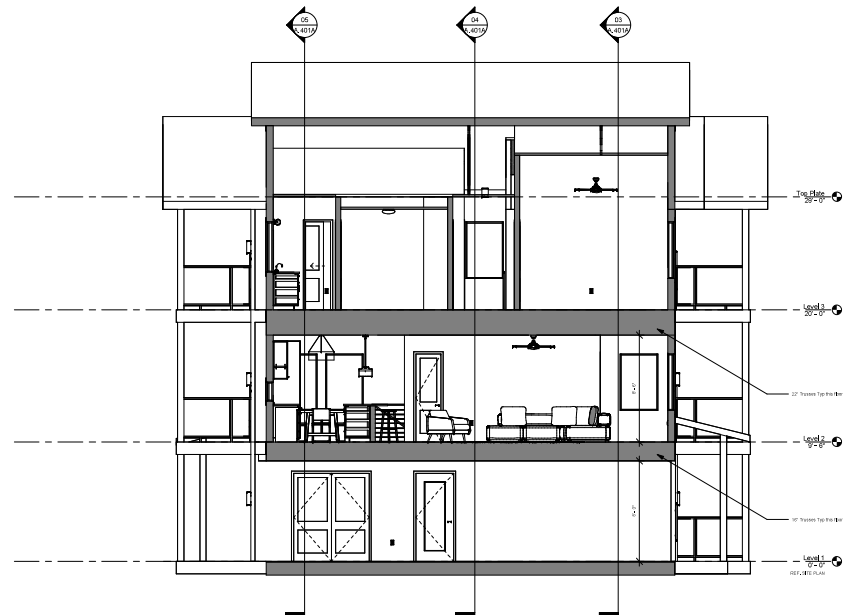
04 Building Section A1
SCALE: 1/4" = 1'-0"



03 Stair Section A1
SCALE: 1/4" = 1'-0"



02 Stair Section A2
SCALE: 1/4" = 1'-0"



01 Building Section A2
SCALE: 1/4" = 1'-0"

Valley Ridge
Homes at Canyon
Lake

Lot 495

584 Valley Ridge
Canyon Lake, TX 78133

Rev	Date	Description
1	10/30/24	10/30/24

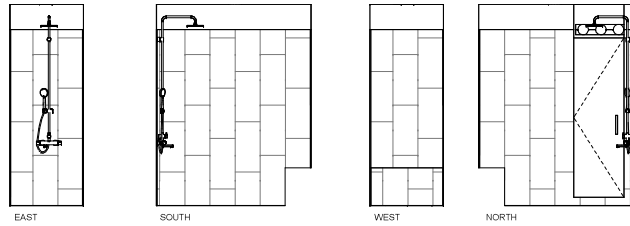
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Drawn by: KK
Checked by: CL
Date of Issue: 10/30/24

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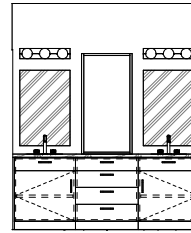
Building Sections

Sheet No.:

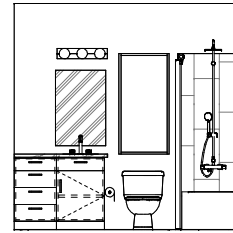
A.401A



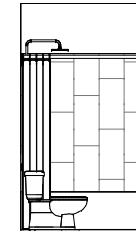
14 A - Primary Shower
SCALE: 1/2" = 1'-0"



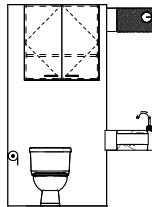
13 A - Primary Vanity
SCALE: 1/2" = 1'-0"



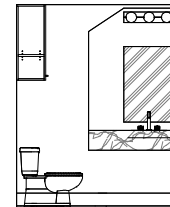
12 A - Restroom Vanity
SCALE: 1/2" = 1'-0"



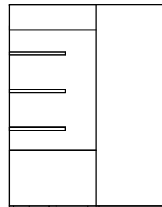
11 A - Restroom - North
SCALE: 1/2" = 1'-0"



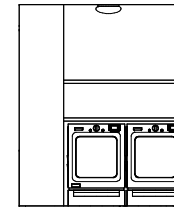
10 A - Powder
SCALE: 1/2" = 1'-0"



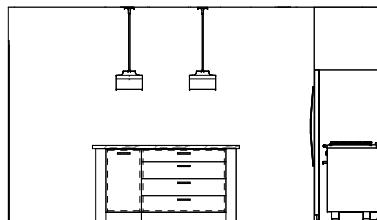
09 A - Powder Vanity
SCALE: 1/2" = 1'-0"



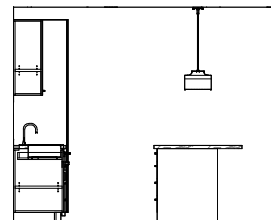
08 A - Laundry Storage
SCALE: 1/2" = 1'-0"



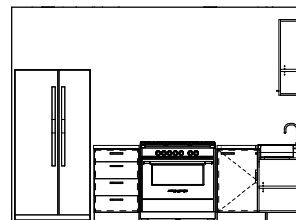
07 A - Laundry Room
SCALE: 1/2" = 1'-0"



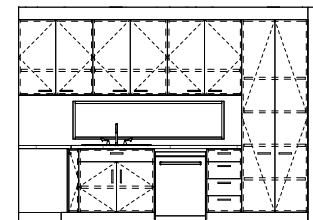
06 A - Island South
SCALE: 1/2" = 1'-0"



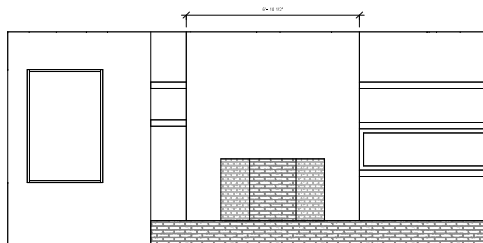
05 A - Island - East
SCALE: 1/2" = 1'-0"



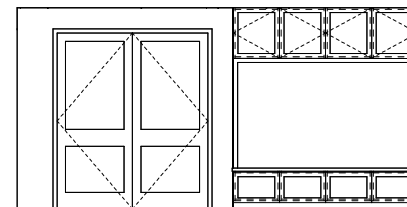
04 A - Kitchen - West
SCALE: 1/2" = 1'-0"



03 A - Kitchen - North
SCALE: 1/2" = 1'-0"



02 A - Fireplace - West
SCALE: 1/2" = 1'-0"



01 A - Entry Mudroom
SCALE: 1/2" = 1'-0"

NOTE: PLAN AT LOT 495 IS OPPOSITE HAND (OH)

APPLIANCES:

- Appliances are scheduled on the drawings. Appliances noted "N.L.C." are furnished and installed by others.
- Examine rough-in for plumbing, mechanical and electrical services, with installer present, to verify actual locations of services before appliance installation.
- Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.
- Build-in equipment: securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
- Freestanding equipment: place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- Outlet mounted above counter are for current and future equipment use only U.N.C.

ARCHITECTURAL WOODWORK:

- Submit shop drawings showing location of each item, dimensional plans and elevations, legwork details, location of plastic laminate seams, attachment devices and other components.
- All fabricate woodwork in accordance with AIA section 400 custom grade. Bush overlay construction unless noted otherwise.
- Wood cabinets for transparent finish:
A. Wood species, cut and grain matching as indicated in the finish schedule.
B. Shop finished: AIA finish system 1-6 catalyzed polyurethane, satin sheen.
- Plastic laminate cabinets:
A. Horizontal surfaces, vertical surfaces and edges to be HSG high-pressure decorative laminate.
B. Post formed surfaces to be HGP high-pressure decorative laminate.
- Countertop substrate shall be water resistant plywood for a minimum of 24 inches each side of all sink locations.
- Install woodwork to comply with AIA section 1700 for the same grade specified.
- Install standing and running trim with minimum number of joints possible, using 1/2" length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Seal cutting joints and edges in adjacent and recessed members. Edge and return to be milled or profiled. Any miter over 4 inches long shall be scribed or dovetail and glued.
- Anchor paneling to supporting substrate with concealed panel-hanger clips. Do not use knee bracing.
- Laminate door millwork substrate to be MDF.





**Valley Ridge
Homes at Canyon
Lake**

Lot 495

584 Valley Ridge
Canyon Lake, TX 78133

Rev	Date	Description
1	10/30/24	100% CD
N/A Job # 23012.05 Drawn by KK Checked by CL Date of Issue 10/30/24		

Sheet Title:

**Stair Plans, Sections &
Details**

Sheet No.:

A.801A

**NOTE: PLAN AT LOT 495
IS OPPOSITE HAND (OH)**

02 A - Stair Plan 2
SCALE: 3/4" = 1'-0"

01 A - Stair Plan 1
SCALE: 3/4" = 1'-0"

05 Stair Railing Elevation
SCALE: 1/2" = 1'-0"

GENERAL NOTES

GENERAL CONDITIONS AND COORDINATION

- NOTES SHOWN ON GENERAL SHEET SHALL GOVERN THE MINIMUM STANDARDS FOR MATERIALS, WORKMANSHIP AND GENERAL CONSTRUCTION PRACTICES UNLESS NOTED OTHERWISE IN SPECIFICATIONS OR ON DRAWINGS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN AND DISTRIBUTE ALL CURRENT CONTRACT DOCUMENTS AND ADDENDA TO SUBSISTERS AND SUB-CONTRACTORS FOR THE USE OF SHOP DRAWING PRODUCTION AND FABRICATION PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COMPILE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS, AND REPORT ANY DISCREPANCIES AMONG OR WITHIN THE DRAWING SET PRIOR TO FABRICATION OR CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, FLOOR ELEVATIONS, DROPS, SLOPES, DRAINS, EMBEDDED ITEMS, ETC. PRIOR TO CONSTRUCTION.
- THE DETAILS AND SECTIONS SHOWN ON STRUCTURAL DRAWINGS APPLY GENERALLY TO ALL AREAS OF SIMILAR OR LIKE CONDITIONS THROUGHOUT THE DRAWINGS.
- STRUCTURAL DRAWINGS DETAIL TYPES, AND INDIVIDUAL SPECIFIC CONDITIONS ONLY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTORSUBCONTRACTOR TO PREPARE SHOP DRAWINGS DETAILING CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND SPECIFIC REQUIREMENTS OF THE PROJECT AS INDICATED ON DRAWINGS.
- THE USE OF THESE STRUCTURAL DRAWINGS BY ANY CONTRACTOR, SUB-CONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR WITHOUT THE PREPARATION OF SHOP DRAWINGS REPRESENTS HIS ACCEPTANCE OF THESE DRAWINGS AS COMPLETE AND CORRECT. AS A RESULT, ANY EXPENSE INCURRED AS A RESULT OF ERRORS OCCURRING ON DRAWINGS IS THE RESPONSIBILITY OF THE INDIVIDUAL PARTY.
- SHOP DRAWINGS MAY BE SUBMITTED TO ENGINEER FOR REVIEW FOR CORRECTNESS OF STRUCTURAL INTENT. CONTRACTOR, SUBCONTRACTOR, MATERIAL SUPPLIER, FABRICATOR, OR ERECTOR SHOULD ANTICIPATE A MINIMUM BUSINESS DAY REVIEW PERIOD BY ENGINEER.

- THE DESIGN AND PROVISION FOR ALL TEMPORARY SUPPORTS OR FRAMING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO THE PERMANENT STRUCTURAL ELEMENTS.
- THE DESIGN AND PROVISION FOR SUPPORTS OF ALL NONSTRUCTURAL FRAMING, INCLUDING MECHANICAL EQUIPMENT, PLUMBING, ETC. IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUPPORTS SHALL BE DESIGNED FOR ALL APPLICABLE LOADS IN ACCORDANCE WITH THE GOVERNING BUILDING CODE INCLUDING SEISMIC LOADINGS. SUPPORTS SHALL NOT OVERSTRESS OR CAUSE DAMAGE TO STRUCTURAL ELEMENTS. REFERENCE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR ALL NONSTRUCTURAL FRAMING REQUIRED.
- THE STRUCTURAL DRAWINGS AND ITEMS SHOWN HEREIN REPRESENT THE FINISHED STRUCTURE AND SHALL BE CONSIDERED THE MEANS OR METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SUPERVISING THE WORK AND THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION.
- THE STRUCTURE SHOWN HEREIN IS STRUCTURALLY SOUND WITH ALL HORIZONTAL AND LATERAL PERMANENT RESISTANCE AND IS BUILT IN THEIR ENTIRETY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SUPPORTS OF ALL ELEMENTS TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.
- ALL ELEVATIONS SHOWN ARE FOR STRUCTURAL REFERENCE PURPOSES ONLY. REFER TO CIVIL FOR DATUM ELEVATIONS.

DESIGN CODES AND STANDARDS

- GOVERNING BUILDING CODE: 2021 INTERNATIONAL BUILDING CODE.
- DESIGN LOADS: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-16.
- CONCRETE: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318-19.
- STRUCTURAL STEEL: SPECIFICATION FOR STRUCTURAL STEEL, BUILDINGS AND STEEL CONSTRUCTION MANUAL, AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. 360 AND AISC 324-17.
- WOOD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN FOREST & PAPER ASSOCIATION, NDS-18.

LOADS AND DESIGN CRITERIA

- DEAD LOADS:
 - FLOOR: 15 PSF
 - TRUSS TOP CHORD: 15 PSF
 - TRUSS BTM CHORD: 15 PSF
 - CORRIDORS/BALCONIES: 15 PSF
 - ROOF: 20 PSF
 - TRUSS BTM CHORD: 10 PSF
 - STAIRS: 10 PSF
 - STAIR LANDINGS: 35 PSF
 - TRUSS TOP CHORD: 15 PSF
 - TRUSS BTM CHORD: 15 PSF
- LIVE LOADS:
 - FLOOR: 40 PSF
 - CORRIDORS/BALCONIES: 60 PSF SERVING PRIVATE SPACES
 - ROOF: 20 PSF
 - TRUSS BTM CHORD: 10 PSF
 - STAIRS: 10 PSF
 - STAIR LANDINGS: 35 PSF
 - TRUSS TOP CHORD: 15 PSF
 - TRUSS BTM CHORD: 15 PSF

- WIND LOADS:
 - FLOOR: 40 PSF
 - CORRIDORS/BALCONIES: 60 PSF SERVING PRIVATE SPACES
 - ROOF: 20 PSF
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SOIL AND SUBSURFACE CONDITIONS

- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY READ AND UNDERSTAND THE RELATED AND FOLLOW THE RELATED BUILDING PREPARATION REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
- FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT, PROJECT #20431-1. PREPARED BY O.C. GEOTECHNICAL, DATED 05/05/2024.
- BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS IN GEOTECHNICAL REPORT. REMOVE AND REPLACE 12" OF CLAY MATERIAL, W/ WELL COMPACTED SELECT FILL IN ACCORDANCE W/ GEOTECHNICAL REPORT. TRUSS STUMPS AND KNOTS SHALL BE GRUBBED TO A DEPTH OF 24" BELOW GRADE.
- ANY FILL WORK WITHIN 10 FT OF BUILDING EXISTENCE SHALL BE PROPERLY PLACED AND CONSOLIDATED TO 95% OF MAXIMUM DRY DENSITY AS DEFINED IN ASTM D698 STANDARD PROCTOR TEST.
- POSITIVE DRAINAGE SHALL BE PROVIDED AND MAINTAINED AWAY FROM THE BUILDING DURING CONSTRUCTION AND PERMANENTLY STORED EXCAVATION MATERIAL AND/OR CONSTRUCTION MATERIALS SHALL NOT DRIBBUT POTENTIAL DRAINAGE AWAY FROM BUILDING.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED BACK FILLING OF WALLS, PIERES, FOOTINGS, ETC. THAT SYMMETRICAL DRAINAGE OCCURS. IN THE EVENT THAT CONDITIONS PREVENT SUCH SYMMETRICAL DRAINAGE, TEMPORARY SHORINGS SHALL BE PROVIDED AND MAINTAINED UNTIL PERMANENT HORIZONTAL AND VERTICAL BRACING ELEMENTS ARE PLACED AND PROPERLY SET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN STABILITY OF EXCAVATIONS UNTIL PROPER BACK FILL, EXCAVATIONS SHALL REMAIN FREE OF LOOSE DEBRIS/MATERIAL, AND WATER. EXCAVATIONS SHALL BE DEWATERED AND ALL WET MATERIAL REMOVED/REPLACED PRIOR TO CONCRETE PLACEMENT.
- HEAVY EQUIPMENT NECESSARY FOR SPREADING AND COMPACTING BACK FILL MATERIAL SHALL NOT BE OPERATED CLOSER THAN A DISTANCE EQUAL TO THE HEIGHT OF BACK FILL MATERIAL ABOVE THE WALL, PIER, FOOTING, ETC. HAND TAMPING SHALL BE USED TO COMPACT THE REMAINING AREA.
- EXCAVATED MATERIAL MAY BE USED AS BACKFILL IF FOUND TO BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER. OTHERWISE, PROVIDE SELECT FILL IN ACCORDANCE WITH GEOTECHNICAL REPORT TO THE PERMANENT STRUCTURAL ELEMENTS.
- BUILDING PAD PREPARATION SHALL BE SUCH THAT THE THICKNESS OF FOUNDATION SUBGRADE SHALL NOT BE REDUCED BY MORE THAN 5 PERCENT OF DEPTH SHOWN ON DRAWINGS.

SUB-LOG-GRADE FOUNDATION

- LOCATION OF TREES IN CLOSE PROXIMITY CAN EFFECT LONG-TERM PERFORMANCE OF THE FOUNDATION. CONTRACTOR SHALL CONSULT WITH APPROPRIATE JURISDICTIONAL OFFICIALS PRIOR TO REMOVAL OF PROTECTED TREES.
- SHALL GRADE SHALL BE MAINTAINED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. FOUNDATION EXPOSURE AND SLOPE AWAY FROM FOUNDATION SHALL CONFORM WITH APPLICABLE CODE PROVISIONS. CONTRACTOR SHALL REFERENCE GRADING PLAN FOR FINISHED GRADE ELEVATIONS.
- CONTRACTOR SHALL PROVIDE A 10 MIL POLY VAPOR BARRIER ACROSS ALL SLAB AREAS. BARRIER SHALL EXTEND A MINIMUM OF 12" DOWN BEAMS AND SHALL BE CUT OUT OF BOTTOM 3" OF BEAM EXCAVATIONS TO FACILITATE FOUNDATION INSPECTIONS. CONTRACTOR SHALL PROVIDE A DOUBLE LAYER OF VAPOR BARRIER UNDER ALL CONSTRUCTION JOINTS. EXTENDING 18" OF EACH SIDE OF EACH JOINT. VAPOR BARRIER SHALL BE INSTALLED LAPPED, AND TAPED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR MIN 6".
- MATERIAL FOR CONCRETE EXPANSION JOINTS SHALL BE 12" THICK ASPHALT IMPREGATED MATERIAL. DEPTH OF JOINT TO REINFORCE CONCRETE PLACEMENT. PROVIDE ELASTOMERIC JOINT SEALANT TO TOP OF JOINT WHEN CONCRETE IS PLACED.
- WHERE SLAB BLOCKOUTS INCRUDING INTO GRADES, BEAMS, WALLS SHALL BE INCREASED, TO MAINTAIN SUFFICIENT CLEARANCE FOR THE BLOCKOUT. FOR THE FULL DEPTH OF THE BEAM, THE INCREASED BEAM WIDTH SHALL BE MAINTAINED AT MIN 30" EACH OF BLOCKOUT. CONVENTIONAL REINFORCEMENT SHALL BE CONTINUOUS AROUND BLOCKOUT.

CAST-IN-PLACE CONCRETE

- CONCRETE WORK SHALL CONFORM TO THE FOLLOWING:
 - ACI 318-19-REINFORCED CONCRETE
 - ACI 318.1-19-PLAIN CONCRETE
 - ACI 308-16-COLD WEATHER CONCRETING
 - ACI 308.1-16-HOT WEATHER CONCRETING
 - ACI 117-20 STANDARD SPECIFICATION FOR TOLERANCES
- CONCRETE USED FOR STRUCTURAL APPLICATIONS AS SHOWN ON DRAWINGS SHALL BE STANDARD WEIGHT, W/ 34% COMPRESSIVE STRENGTH NOTED BELOW. COMPRESSIVE STRENGTH TESTING SHALL BE IN ACCORDANCE WITH ASTM C1507 STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS.
- CONCRETE SHALL HAVE A MINIMUM SLUMP AS NOTED BELOW AND SLUMP SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C143 "SLUMP" OF PORTLAND CEMENT CONCRETE."
- AGGREGATE USED FOR NORMAL WEIGHT CONCRETE SHALL HAVE A NOMINAL MAXIMUM COARSE AGGREGATE SIZE AS NOTED BELOW AND SHALL CONFORM TO ASTM C33 "SPECIFICATIONS FOR CONCRETE AGGREGATE."
- CONCRETE SHALL BE PROPORTIONED TO MEET THE REQUIREMENTS OF ACI 318 CHAPTER 19. CONCRETE SHALL BE DELIVERED TO 90, 95 AND 100% OF DESIGN.
- CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH THE REQS BELOW.

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CONCRETE REINFORCING

- REINFORCING STEEL SHALL BE GRADE 60 DEFORMED STEEL BARS IN ACCORDANCE WITH ASTM A635.
- REINFORCING STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL. ALL HOOKS AND BENDS IN REINFORCING STEEL SHALL CONFORM TO THE DETAILING MANUAL.
- REINFORCING STEEL SUPPORT DEVICES SHALL BE IN ACCORDANCE WITH THE CRISMALUM OF STANDARD PRACTICE.
- UNDESIGNED BEAMS, SLABS, COLUMNS, AND WALLS SHALL HAVE REINFORCING STEEL DETAILING IN ACCORDANCE WITH THE FOLLOWING:
 - MINIMUM LAP SPICE FOR ALL REINFORCING BARS SHALL BE 4 TIMES THE BAR DIAMETER.
 - LAP TOP REINFORCING BARS AT MID SPAN.
 - LAP BOTTOM REINFORCING BARS AT SUPPORTS.
 - LAP VERTICAL BARS IN WALLS AND COLUMNS AT FLOOR LINES ONLY, UNLESS NOTED OTHERWISE.
 - PROVIDE CORNER BARS, OF SAME SIZE, FOR ALL HORIZONTAL BARS AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS.
- PROVIDE MINIMUM 10 #4 BARS AT 45° AT ALL REINFORCING CORNERS IN SLAB ON GRADE AND ELEVATED SLABS.
- REINFORCING STEEL INTERRUPTED BY OPENINGS OR EMBEDDED ITEMS IN SLABS OR WALLS SHALL BE COMPENSATED FOR BY REPLACING AN EQUAL AMOUNT OF REINFORCING BARS AT THE SIDES OF THE OPENING. PARALLEL TO UNINTERRUPTED STEEL, COMPRESSION STEEL SHALL EXTEND BEYOND THE EDGE OF OPENING OR EMBED A MINIMUM OF 48 TIMES THE BAR DIAMETER.
- WELDING OF REINFORCING BARS IS NOT PERMITTED, AND HEAT SHALL NOT BE PERMITTED IN THE FABRICATION OR INSTALLATION OF REINFORCEMENT.
- WELDED STEEL WIRE FABRIC USED FOR CONCRETE REINFORCING SHALL BE INSTALLED IN FLAT SHEETS, AND SHALL CONFORM TO ASTM A186.
- MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER: 1"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH MOISTURE: 3/4"

CONCRETE ANCHORS

- ANCHOR BOLTS AND THREADED ROD SHALL BE ASTM F1554 GRADE 36 FURNISHED WITH STD WASHER AND HEAVY HEX NUT, UNO.
- ANCHOR BOLTS SPECIFIED AS ASTM F1554 GRADE 36 SHALL CONFORM TO SUPPLEMENT 1.
- EXPANSION ANCHORS SHALL BE:
 - SMIPSON STRONG-SEAL
 - DEVALT POWER-STUD + SODAS
 - SMIPSON + SODAS
- ADHESIVE ANCHOR SYSTEM CONCRETE SHALL BE:
 - SMIPSON + SODAS
 - DEVALT AC208
 - ADHESIVE EQUIVALENT
- NATURAL DRY STUD ANCHORS SHALL CONFORM TO ASTM A188 ULTIMATE TENSILE STRENGTH 65 KSI. ALL APPROVED SHALL BE 3/4" NIPSON STUD OR EQUAL, AND BE FULLY WELDED TO THE BASE METAL.
- POWER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- POST-INSTALLED ANCHORS SHALL BE INSTALLED PER MFG APPLICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL REINFORCING AND EMBEDDED ITEMS THROUGH HORIZONTAL AND VERTICAL SECTION. POST-INSTALLED ANCHOR INSTALLATION, NO REINFORCEMENT OR EMBEDDED ITEMS SHALL BE CUT. POST-INSTALLED ANCHOR LOCATIONS SHALL BE RELOCATED WITH ENGINEERS APPROVAL WHERE CONFLICTS OCCUR.
- POST-INSTALLED ANCHORS EXPOSED TO WEATHER OR PRESSURE TREATED LUMBER SHALL BE GALVANIZED OR HOT DIP GALVANIZED.
- ALL RUST-ABANDONED HOLES WITH EPOXY, FLEASIBLE JOINT SEALER OR GROUT.
- INSTALLATION OF POST-INSTALLED ANCHORS SHALL BE INSPECTED BY THE TESTING AGENCY IN ACCORDANCE WITH THE GOVERNING BUILDING CODE.
- ADHESIVE ANCHORS INSTALLED IN A HORIZONTAL TO VERTICAL, OVERHEAD ORIENTATION TO SUPPORT SUBMITTED TENSILE LOADS SHALL BE INSTALLED BY A CERTIFIED ADHESIVE ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACHSPP. PROOF OF QUALIFICATION SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
- ADHESIVE ANCHORS NOT TO BE INSTALLED IN CONCRETE AGES LESS THAN 21 DAYS.
- DILLED HOLES FOR ANCHORS SHALL BE OF SIZE & DEPTH AS RECOMMENDED BY THE ANCHOR MANUFACTURER.
- MINIMUM EDGE DISTANCE FOR POWDER ACTUATED FASTENERS SHALL BE 1/2" INTO CONCRETE.

MINIMUM SPACING FOR POWDER ACTUATED FASTENERS SHALL BE 1/2" INTO CONCRETE.

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ENGINEERED LUMBER

- ENGINEERED LUMBER PRODUCTS HAVE BEEN SPECIFIED BASED ON THE FOLLOWING MINIMUM DESIGN VALUES:

- ENGINEERED LUMBER:
 - GLULAM TYP. 2400 PSF
 - ANTHONY POWER BEAM 2400 PSF
 - MIROCI TYP. 2400 PSF
 - PARALLAM PSL 2400 PSF

- ENGINEERED LUMBER MANUFACTURER SHALL DESIGN GLULAMATED MEMBERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR STRUCTURAL, GLUED LAMINATED TIMBER OF SOUTHWEST SPECIES. ATC117.

- MATERIAL, MANUFACTURE AND QUALITY CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR STRUCTURAL STEEL.

- CONTRACTOR SHALL PROVIDE MATERIAL, SHAPES AND SIZES AS SPECIFIED ON STRUCTURAL DRAWINGS. FINAL MEMBER SIZES ARE SUBJECT TO THE PRODUCT MANUFACTURER.

- ENGINEERED LUMBER SUPPLIER SHALL DESIGN AND PROVIDE STEEL CONNECTIONS TO JOIN ENGINEERED LUMBER PRODUCTS.

- BOLT-UP MEMBERS SHALL BE CONNECTED PER MANUFACTURERS RECOMMENDATIONS.

- PRE-ENGINEERED WOOD TRUSSES SHALL BE DESIGNED BY A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. PROVIDE UP/LIFT FORCE UTILIZING C & C PRESSURES.

- TRUSSES SHALL BE DESIGNED TO BEAR ON ALL LOAD BEARING WALLS.

- TRUSS MANUFACTURER TO COORDINATE TRUSS LAYOUT AND PROFILES WITH ARCH AND MEP.

- TRUSS MANUFACTURER SHALL INDICATE ALL TEMPORARY AND PERMANENT BRACING REQUIREMENTS ON THE TRUSS ERECTION DRAWINGS.

- THE CONTRACTOR SHALL REVIEW AND FOLLOW ALL REQUIREMENTS OF THE "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" BY AISC IN ADDITION TO ALL REQUIREMENTS SET FORTH BY THE TRUSS MFG.

- ROOF TRUSSES SHALL BE DESIGNED FOR L20 TOTAL AND LIVE LOAD.

- FLOOR TRUSSES SHALL BE DESIGNED FOR LONG TERM, LIVE AND DEAD LOAD.

- DESIGN PARASSET TRUSSES FOR FLOOR, TRUSS PARASSET DESIGN FORCE/ TABLE.

- STRUCTURAL STEEL:
 - DETAILING, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL.
 - STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - A. WASHES-ASTM A662
 - B. PLATES, ROOF ANGLES & CHANNELS-ASTM A572, OR 50 OR ASTM A36
 - C. STEEL WELD-ASTM A501, OR C-1, OR C-2
 - SPlicing OF STEEL MEMBERS IS PROHIBITED UNLESS LOCATION AND TYPE OF SPICES IS SUBMITTED TO ENGINEER IN SHOP DRAWINGS AND APPROVED. ANY MEMBERS FOUND TO BE DEFECTIVE AND NOT PERMITTED TO BE APPROVED WILL BE REJECTED.
 - COLUMN BASE PLATES SHALL BE GROUVED WITH A HIGH-STRENGTH, NON-HYDRIN, NONHARDENABLE GROUT.

- CONTRACTOR SHALL PROVIDE CORRECTNESS OF FIELD CONDITIONS, INCLUDING FOUNDATION, ANCHOR PLACEMENT AND OTHER WORK AFFECTING THE STEEL, PRIOR TO ERECTION.

- ALL EXPOSED STEEL SHALL BE EITHER HOT-DIPPED GALVANIZED OR PAINTED. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH REQUIREMENTS.

- STRUCTURAL STEEL CONNECTIONS:
 - WELDING SHALL CONFORM TO AWS D1.1 AND SHALL BE PERFORMED WITH E70XX ELECTRODES.
 - PROVIDE ASTM A328M BOLT W/ HARDENED WASHERS.

- STRUCTURAL STEEL CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE DESIGNED BY FABRICATOR, UNDER THE DIRECT SUPERVISION OF A STATE LICENSED REGISTERED PROFESSIONAL ENGINEER, AND SEALED CALCULATIONS FOR ALL CONNECTIONS SHALL BE SUBMITTED FOR REVIEW.

- DESIGN AND DETAILING OF BEAM CONNECTIONS NOT SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS SHALL CONFORM TO THE FOLLOWING:
 - CONNECTIONS SHALL BE IN ACC TYPE 1, UNLESS FRAMING CONNECTIONS (PARTIALLY RESTRAINED), NO SHEAR TAB CONNECTIONS WILL BE PERMITTED.
 - IN GENERAL, SHOP CONNECTIONS SHALL BE WELDED, AND FIELD CONNECTIONS SHALL BE BOLTED.
 - CONNECTIONS SHALL BE DESIGNED FOR THE SCHEDULED SHEAR FORCES, THE SHEAR FORCE DENOTED AS "V" AND THE HORIZONTAL FORCE DENOTED AS "H" ON THE STRUCTURAL DRAWINGS.
 - CONNECTIONS SHALL BE DESIGNED FOR 50 PERCENT OF THE TOTAL LOAD CAPACITY IN THE AISC 325 BEAM TABLES, UNLESS NOTED OTHERWISE.
 - PROVIDE MINIMUM NUMBER OF ROWS OF BOLTS EQUAL TO 1/8 OF THE BEAM DEPTH, ROUNDING FRACTIONS TO THE NEXT HIGHEST NUMBER.
 - BOLTS SHALL BE INSTALLED SNAUG TIGHT, UNLESS NOTED OTHERWISE.
 - SHORT SLOTTED HOLES ARE PERMITTED PROVIDED WASHERS ARE INSTALLED IN ACCORDANCE WITH ALSO REQUIREMENTS.

- WHERE CONNECTIONS ARE NOT SPECIFICALLY ADDRESSED BY THE ABOVE NOTES OR ON STRUCTURAL DRAWINGS, BUILT UP WELDS SHALL BE PROVIDED AT ALL CONTACT SURFACES SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER.

- MINIMUM SIZE OF FIELD WELDS SHALL BE 3/16" OR MINIMUM SIZE REQUIRED BY AISC.

- HEADS/ SHEAR STUDS SHALL CONFORM TO ASTM A188 ULTIMATE TENSILE STRENGTH 65 KSI. ALL ANCHORS SHALL BE 3/4" NIPSON STUD OR EQUAL, AND BE FULLY WELDED TO THE BASE METAL USING AN AUTOMATIC ARC WELDING STUD JOG.

- POWER ACTUATED FASTENERS SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

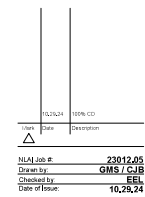
- MINIMUM EDGE DISTANCE FOR POWDER ACTUATED FASTENERS, SHALL BE 1/2" INTO STEEL.

- MINIMUM SPACING FOR POW

TDi*
ENGINEERING
THINK DESIGN innovate,
integrate, implement...
PROJECT # 15-011

Valley Ridge Homes at Canyon Lake

100% CD



**Foundation Plan
House A**

S2.00A




$$1/4'' = 1'-0''$$


FRAMING PLAN NOTES

- NOTES SURROUNDING CHIMNEYS, DROPS, SLOPES, STUCCO, BRICK, CONCRETE, ETC. ARE TO BE SHOWN ON THE ELEVATIONS. CRAPS TRUSSES, SHEAR WALLS, HOLDINGS, ETC. SHOWN IN ONE UNIT OR QUADRANT ARE TYPICAL AT ALL LOCATIONS.
- VERIFY ALL CHIMNEYS, DROPS, SLOPES, ETC. WITH ARCH PRIOR TO CONSTRUCTION.
- ALL FINISHES ARE TO BE RELATIVE TO TOP OF CONC. AT 1ST FLOOR, 100'-0".
- REFER OTHER NOTES, SCHEDULE S, FOR ALL USAGES, INTERIOR AND EXTERIOR HEADERS.
- UPPER FLOORING.
- REFER DETAIL "P" PERTAINING TO THE DETAIL OF THE FRAMING DETAIL SYSTEM.
- VERIFY ALL ROOF, CHIMNEY, JOIST, LINE LOADS, ———, AND POINT LOADS, ☒ IF DESIGN. THESE LOADS ARE DERIVED FROM THE ARCHITECT'S RECORD DRAWINGS. IF THERE ARE LOADS SHOWN REPRESENT LOADS ON EXTERIOR WALLS ONLY, TRUSS RIB SHALL COVER ENTIRE PARTITION WALLS NOT SHOWN. LOADS PER AREA ARE INDICATED. TRUSS RIBS SHALL BE SHOWN WITH AREAS ABOVE ARCHITECTURAL AREAS. COORD. W/ ARCH.
- EXTERIOR EXTERIOR WALLS AT PORCHES AND EXTERIOR UP TO TOP OF CONC. ARE REPRESENTED BY THE WALL TO BE, COORDINATE WITH ARCH.

NoackLittle
architecture and interiors
220 Industrial Blvd
Suite 101
Austin, Texas 78745
P 512.851.1500
www.noacklittle.com

TDi*
ENGINEERING
◆THINK DESIGN innovate,
integrate, implement...
PROJECT # 254-017

TDi Engineers & LLC
6000 E. Hampden Avenue, Suite 300
Aurora, CO 80017
Tel: 303.733.8800
Fax: 303.733.8801
www.tdi-engineers.com

Lot 495
584 Valley Ridge
Canyon Lake, TX 78133



Task	Date	Description
15L26/24	100%	CD

NLAJ Job #: 23012.05
 Drawn by: GMS / CJB
 Checked by: EEL
 Date of Issue: 10,29,24

Sheet Title:

**Shear Wall Plans
House A**

Sheet No.:

S4.00A

[illegible]

HOUSE A
3RD LEVEL SHEAR WALL PLAN
1/4" = 1'-0"

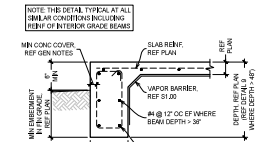
Architectural floor plan of Level 2, showing a large open space with a central staircase and various rooms. The plan includes dimensions and labels for different levels and rooms.

Labels and dimensions include:

- ② @ LEVEL 2 1st HD A & CSIN @ OPWGS
- 30'-0"
- ② @ LEVEL 2 1st CSIN @ OPWGS
- 15'-0"
- 1'-0"
- ② @ LEVEL 2 1st HD C
- 1'-0"
- ② @ LEVEL 2 1st HD C
- 1'-0"
- ② @ LEVEL 2 1st CS16
- 1'-0"

HOUSE A
2ND LEVEL SHEAR WALL PLAN
1/4" = 1'-0"

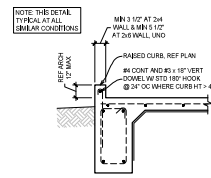
HOUSE A
1ST LEVEL SHEAR WALL PLAN
1/4" = 1'-0"



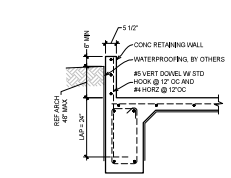
1 CONV EXTERIOR GRADE BEAM
N/A

2 NOT USED
N/A

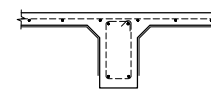
3 NOT USED
N/A



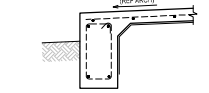
4 CONV EXT GRADE BEAM W/ CURB
N/A



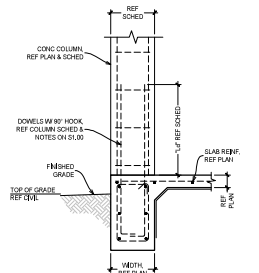
5 CONV EXT GRADE BEAM W/ WALL
N/A



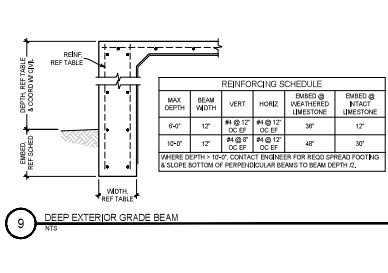
6 CONV INTERIOR GRADE BEAM
N/A



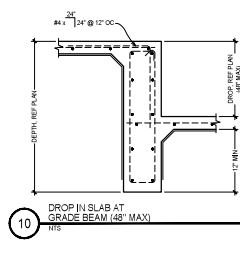
7 CONV EXT GRADE BEAM W/ SLOPING SLAB
N/A



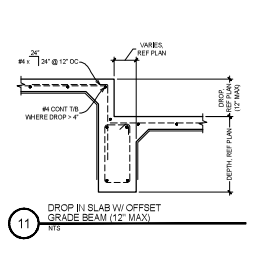
8 CONC COLUMN AT BEAM
N/A



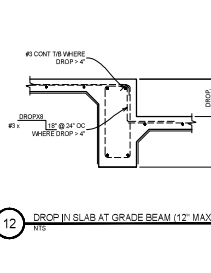
9 DEEP EXTERIOR GRADE BEAM
N/A



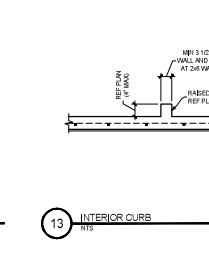
10 DROP IN SLAB AT GRADE BEAM (45" MAX)
N/A



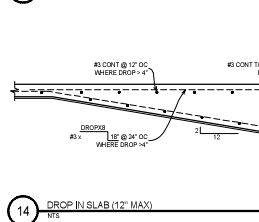
11 DROP IN SLAB W/ OFFSET GRADE BEAM (12" MAX)
N/A



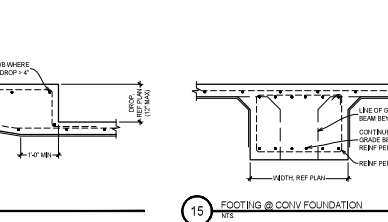
12 DROP IN SLAB AT GRADE BEAM (12" MAX)
N/A



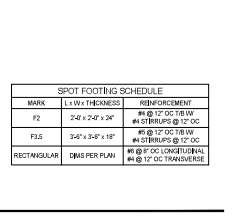
13 INTERIOR CURB
N/A



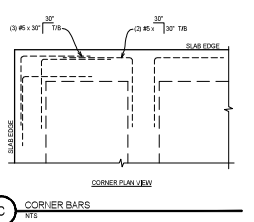
14 DROP IN SLAB (12" MAX)
N/A



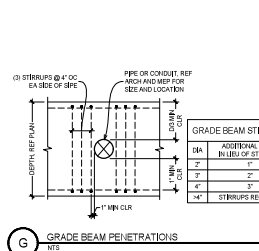
15 FOOTING @ CONV FOUNDATION
N/A



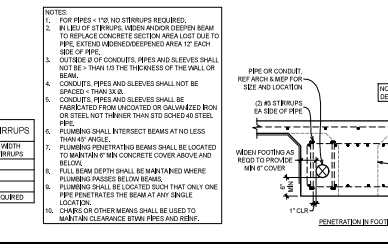
16 CORNER BARS
N/A



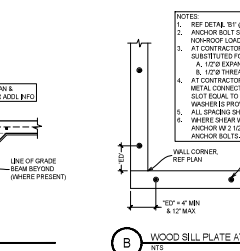
17 INTERIOR NON-WOOD BEARING WOOD SILL PLATE ATTACHMENT
N/A



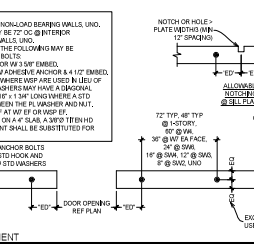
18 GRADE BEAM PENETRATIONS
N/A



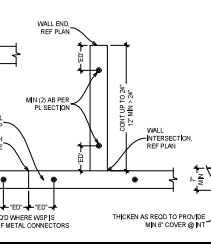
19 WOOD SILL PLATE ATTACHMENT
N/A



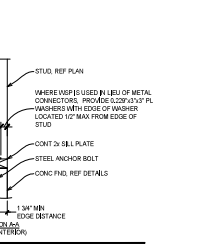
20 WOOD SILL PLATE ATTACHMENT
N/A



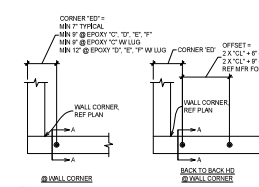
21 WOOD SILL PLATE ATTACHMENT
N/A



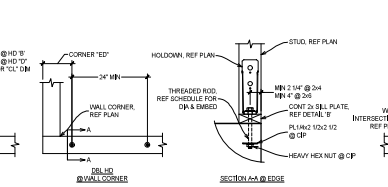
22 WOOD SILL PLATE ATTACHMENT
N/A



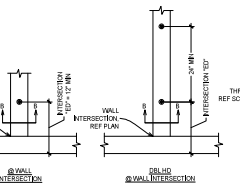
23 WOOD SILL PLATE ATTACHMENT
N/A



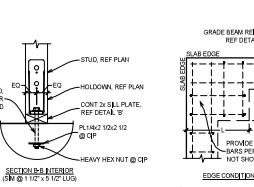
24 HOLD-DOWN ANCHOR BOLTS
N/A



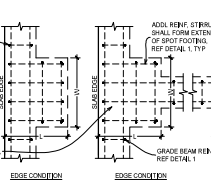
25 HOLD-DOWN ANCHOR BOLTS
N/A



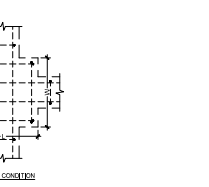
26 HOLD-DOWN ANCHOR BOLTS
N/A



27 HOLD-DOWN ANCHOR BOLTS
N/A



28 HOLD-DOWN ANCHOR BOLTS
N/A

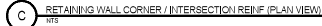
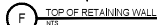


29 HOLD-DOWN ANCHOR BOLTS
N/A

30 SPOT FOOTING REIN @ CONV FOUNDATION
N/A

NOTES:

1. VERT WALL REINF SHALL EXTEND TO THE TOP OF FOOTING UNO.
2. KEY BELOW FOOTING MAY BE POURED MONOLITHIC WITH FOOTING.
3. REF DETAIL C FOR CORNER BARS.



NOTES:

1. ALL TOOK TOP, TOOK ETC ARE FOR DESIGN PURPOSES ONLY. REF CIVL & ARCH TO COORDINATE.
2. CIVL GRADING & DETENTION WATER QUALITY INFORMATION ARE PLANS FOR COORDINATION PURPOSES ONLY. YOU MUST CURRENT CIVIL GRADING PLANS FOR ALL GRADING. GRADING DIFFERENCES GREATER THAN 7".
3. ALL GRADING ARE BASED ON THE SHORTEST CASE LOADING OF POND WITH OR WITHOUT WATER AND PERMITTER BACKFILL (GRADES AS SHOWN ON CIVIL PLANS). REF TO CIVL FOR COORDINATION OF ALL PLANS.
4. TOP CORNERS AT EACH LENGTH OF ALL WALLS AND ALL FOOTINGS REINFORCING MATCHING SIZE & QUANTITY.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY FOOTING & STEP FOOTINGS ARE REQUIRED PER DETAIL, SUGGS.
6. MATERIALS:
 - A. ALL BACKFILL SHALL BE PER GEOTECHNICAL REQUIREMENTS.
 - B. FILTER FABRIC - MARSHALL 140 ON APPROVED EQUIVARIANT.
 - C. REF DRAINING GRAVEL - HARD, DURABLE, CLEAN, WASHED & SLOTTED 1/2" CRUSHED GRAVEL OR EQUIVARIANT.
 - D. PERFORATED PATTERN, GLAY BLANKS, OR OTHER DELTERIATUM MATERIAL.
 - E. PERFORATED PATTERN PIPE - SCHEDULE 40 PIG 12" MIN. RINGS OF 12CH LONG OR LONGER. RINGS MUST BE 12" MIN. LONG. ALL PIPES MUST BE ORIENTED WITH PERFORATIONS ON TOP.
 - F. ALL PIPES AND ACCESSORIES SHALL BE IN ACCORDANCE WITH SUGGS WALL CORNERS, F. REF DETAIL, SUGGS FOR FINISH AT TOP OF RETAINING WALL.

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*THINK DESIGN innovate,
integrate, implement...
PROJECT # 15-011

TDi Engineering LLC
6000 Q1 Freeway/Long Point, Suite 300
Austin, TX 78748
512-201-2289 | www.tdi-llc.net

FIRM REG. # F-8601

1/Work	2/Date	3/Description
 HLA Job #: 23012.0 Drawn by: GMS / CJ Checked by: EE Date of Issue: 10.29.2		

Street Title:

Retaining Wall Details

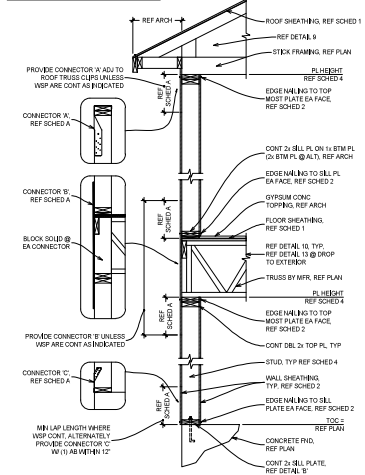
Sheet No.: _____

S5.01

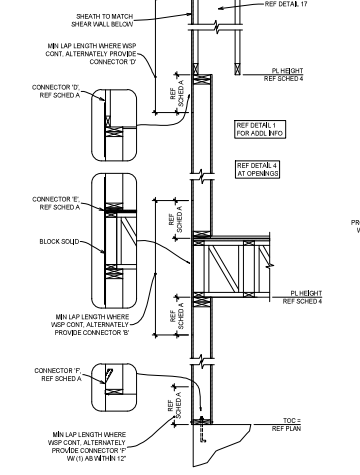
S5.01

S5.01

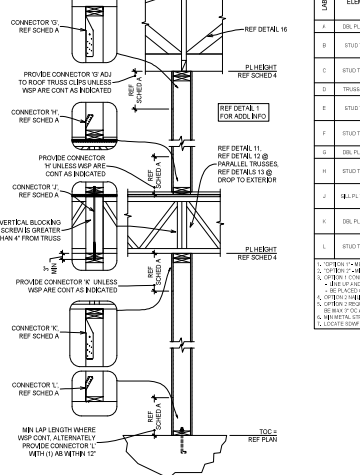
- NOTES:
1. DETAIL APPLIES AT ALL SIMILAR CONDITIONS.
2. ADD FLOOR LEVELS IN TRUSS MEMBER ARE SCHEMATIC.
3. REF DETAIL 4 AT OPENINGS.
4. REF DETAIL 4 AT OPENINGS.



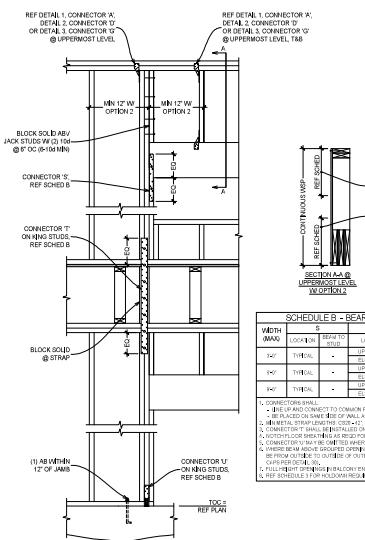
1 OVERALL EXTERIOR BEARING WALL
NTS



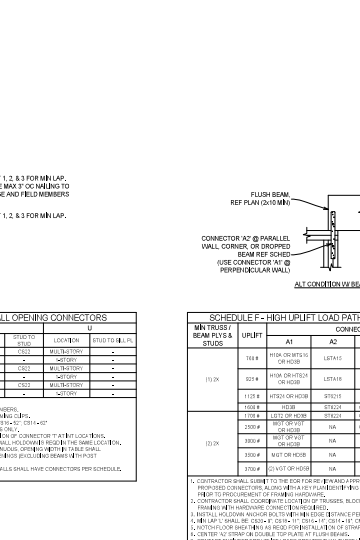
2 OVERALL GABLE END WALL
NTS



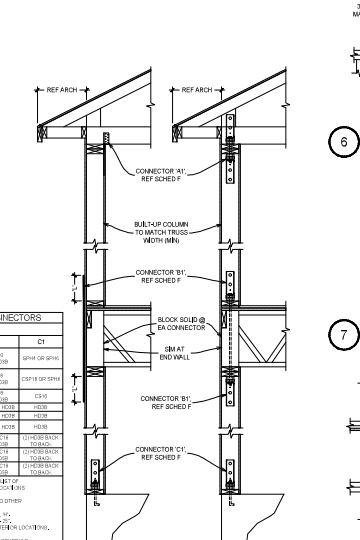
3 OVERALL INTERIOR BEARING WALL
NTS



4 OPENINGS AT EXTERIOR & ROOF BEARING WALLS
NTS



5 HIGH LIFT TIE DOWN
NTS



6 ROOF TRUSS BLOCKING
NTS

SCHEDULE A - LOAD PATH CONNECTORS				
LABEL	ELEMENTS	LOCATION	OPTION 1 LAP & MINIMUM	
			TYPICAL	TYPICAL
A	DEL PL TO STUD	THRU	1/2\"	1/2\"
B	STUD TO STUD	UPPER	1/2\"	1/2\"
C	STUD TO BELL	UPPER	1/2\"	1/2\"
D	TRUSS TO STUD	THRU	1/2\"	1/2\"
E	STUD TO STUD	UPPER	1/2\"	1/2\"
F	STUD TO BELL	UPPER	1/2\"	1/2\"
G	DEL PL TO STUD	THRU	1/2\"	1/2\"
H	STUD TO BELL	UPPER	1/2\"	1/2\"
I	DEL PL TO DEL	UPPER	1/2\"	1/2\"
J	DEL PL TO STUD	UPPER	1/2\"	1/2\"
K	STUD TO BELL	UPPER	1/2\"	1/2\"
L	STUD TO BELL	UPPER	1/2\"	1/2\"

6 ROOF TRUSS BLOCKING
NTS

SCHEDULE B - BEARING WALL OPENING CONNECTORS				
MARK	SPACING	DESIGN SHEAR	WALING TO PLATE	MINIMUM
1	1/2\"	1/2\"	1/2\"	1/2\"
2	1/2\"	1/2\"	1/2\"	1/2\"
3	1/2\"	1/2\"	1/2\"	1/2\"
4	1/2\"	1/2\"	1/2\"	1/2\"
5	1/2\"	1/2\"	1/2\"	1/2\"
6	1/2\"	1/2\"	1/2\"	1/2\"
7	1/2\"	1/2\"	1/2\"	1/2\"
8	1/2\"	1/2\"	1/2\"	1/2\"
9	1/2\"	1/2\"	1/2\"	1/2\"
10	1/2\"	1/2\"	1/2\"	1/2\"

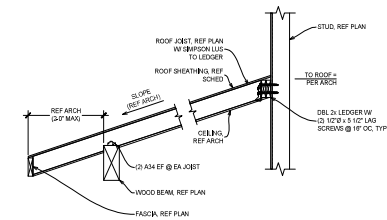
5 HIGH LIFT TIE DOWN
NTS

SCHEDULE C - ROOF TRUSS BLOCKING				
MARK	SPACING	DESIGN SHEAR	WALING TO PLATE	MINIMUM
1	1/2\"	1/2\"	1/2\"	1/2\"
2	1/2\"	1/2\"	1/2\"	1/2\"
3	1/2\"	1/2\"	1/2\"	1/2\"
4	1/2\"	1/2\"	1/2\"	1/2\"
5	1/2\"	1/2\"	1/2\"	1/2\"
6	1/2\"	1/2\"	1/2\"	1/2\"
7	1/2\"	1/2\"	1/2\"	1/2\"
8	1/2\"	1/2\"	1/2\"	1/2\"
9	1/2\"	1/2\"	1/2\"	1/2\"
10	1/2\"	1/2\"	1/2\"	1/2\"

6 ROOF TRUSS BLOCKING
NTS

SCHEDULE D - FLOOR TRUSS BLOCKING				
MARK	SPACING	DESIGN SHEAR	WALING TO PLATE	MINIMUM
1	1/2\"	1/2\"	1/2\"	1/2\"
2	1/2\"	1/2\"	1/2\"	1/2\"
3	1/2\"	1/2\"	1/2\"	1/2\"
4	1/2\"	1/2\"	1/2\"	1/2\"
5	1/2\"	1/2\"	1/2\"	1/2\"
6	1/2\"	1/2\"	1/2\"	1/2\"
7	1/2\"	1/2\"	1/2\"	1/2\"
8	1/2\"	1/2\"	1/2\"	1/2\"
9	1/2\"	1/2\"	1/2\"	1/2\"
10	1/2\"	1/2\"	1/2\"	1/2\"

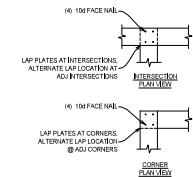
6 ROOF TRUSS BLOCKING
NTS



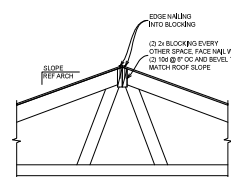
22 ROOF JOIST PERPENDICULAR TO WALL
NTS

23 NOT USED
NTS

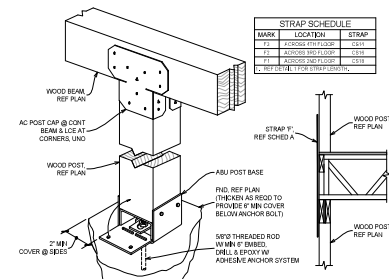
24 NOT USED
NTS



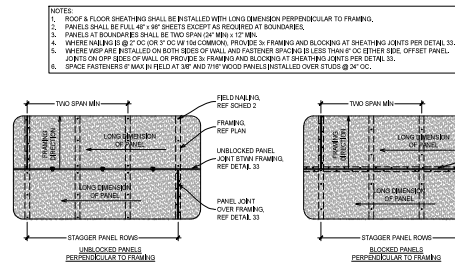
28 DOUBLE TOP PLATE LAP @ CORNERS & INTERSECTIONS
NTS



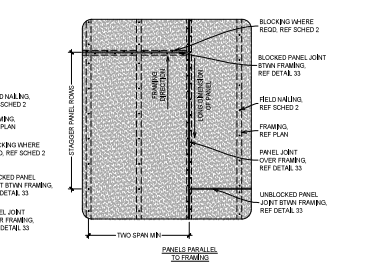
29 RIDGE BLOCKING
NTS



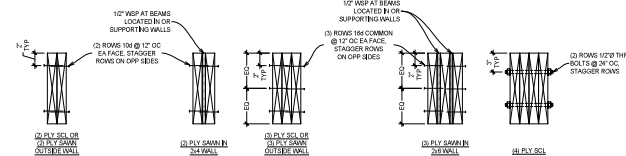
30 BEAM TO POST
NTS



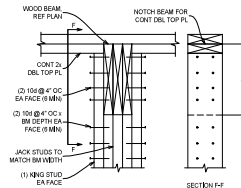
31 PANEL LAYOUT AT WALL, FLOOR AND SHEATHING
NTS



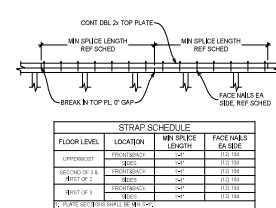
33 SHEATHING JOINTS
NTS



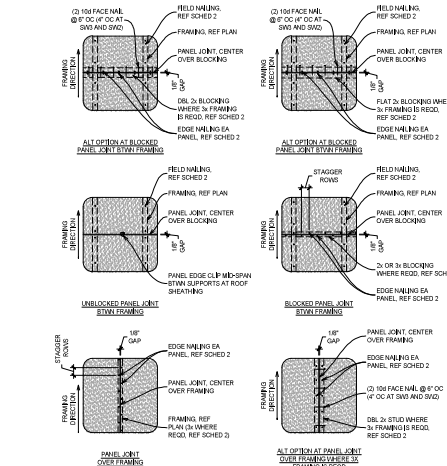
25 BUILT-UP BEAM FASTENERS
NTS



26 WOOD BEAM POCKET WALL
NTS



27 DOUBLE TOP PLATE SPICE
NTS



33 SHEATHING JOINTS
NTS



CTHC Enterprises LLC
650 Wayside Dr
Wimberley, TX 78676
+15123955060
admin@cthcseptic.com

Invoice 2826

BILL TO

Ben Kiowski
Benco Builders
3 Mossy Oaks Lane
Wimberley, TX 78676

DATE
06/17/2025

PLEASE PAY
\$600.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Septic System Pump Out	Pump out and wash down of On Site Septic Facility Sludge Transportation Registration 26147 Reference Property: 584 Valley Ridge Service Date: 06/10/2025 ***Price includes tank decommission *** Price reflects up to 2000 Gallons per 500.00 load *** Waste Tracking forms available upon request	1	600.00	600.00

TOTAL DUE

\$600.00

RECEIVED

By Brenda Ritzen at 7:38 am, Jul 16, 2025

THANK YOU.

Pump out records for Permit 108917

From: [Ritzen,Brenda](#)
To: [Benjamin Kiowski](#)
Cc: [Robert White](#)
Subject: RE: 118233
Date: Wednesday, July 16, 2025 7:41:00 AM
Attachments: [image001.png](#)

Ben,

This is good. I will add this information to the permit file.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Benjamin Kiowski <ben.bencobuilders@gmail.com>
Sent: Tuesday, July 15, 2025 10:31 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Robert White <robert@eaglerocktx.com>
Subject: Re: 118233

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

This invoice shows the work that was done and the sludge transportation registration # is included. Please let me know if further documentation is required.

Regards,
Ben Kiowski, Owner
BenCo Builders LLC
512.557.8968

From: [Ritzen,Brenda](#)
To: ["Benjamin Kiowski"](#)
Cc: [Robert White](#)
Subject: RE: 118233
Date: Tuesday, July 15, 2025 3:33:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Benjamin,

Are there  any records verifying that the tank was pumped by a licensed wastewater transporter prior to removal?

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Benjamin Kiowski <ben.bencobuilders@gmail.com>
Sent: Tuesday, July 15, 2025 3:17 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Robert White <robert@eaglerocktx.com>
Subject: Re: 118233

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Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

The facility crossing the boundaries has already been decommissioned properly and removed by a licensed professional who will also be our installer for the new system.

Joseph Jameison with CTHC handled the decommissioning.

Attached is the invoice from the work that he did.

Regards,

From: [Benjamin Kiowski](#)
To: [Ritzen,Brenda](#)
Cc: [Robert White](#)
Subject: Re: 118233
Date: Tuesday, July 15, 2025 3:18:01 PM
Attachments: [Unknown.pdf](#)
[PastedGraphic-1.png](#)

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- Comal IT

The facility crossing the boundaries has already been decommissioned properly and removed by a licensed professional who will also be our installer for the new system.

Joseph Jameison with CTHC handled the decommissioning.

Attached is the invoice from the work that he did.

Regards,

Benjamin Kiowski, Owner
512.557.8968
ben.bencobuilders@gmail.com



On Jul 15, 2025, at 12:50 PM, robert [eaglerocktx.com](mailto:robert@eaglerocktx.com) <robert@eaglerocktx.com> wrote:

rabbjr@co.comal.tx.us

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: [Chadwick Fox](#); robert@eaglerocktx.com
Subject: RE: 118233
Date: Tuesday, July 15, 2025 12:27:00 PM
Attachments: [image001.png](#)

Re: Scenic Heights Unit 2 Lot 495
Application for Permit for Authorization to Construct an On-Site Sewage Facility

Marisa,

It has come to our attention that there is an existing tank for Permit 108917 which crosses the property boundaries between Lots 495 & 496 which will need to be property abandoned. Please revise as needed showing that this tank will be property abandoned and resubmit.

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Ritzen,Brenda
Sent: Monday, April 28, 2025 9:53 AM
To: Marisa Kane <bridgewayllc1@gmail.com>
Cc: Chadwick Fox <chad.f@2x2capitalmanagement.com>; robert@eaglerocktx.com
Subject: RE: 118233

Marisa :

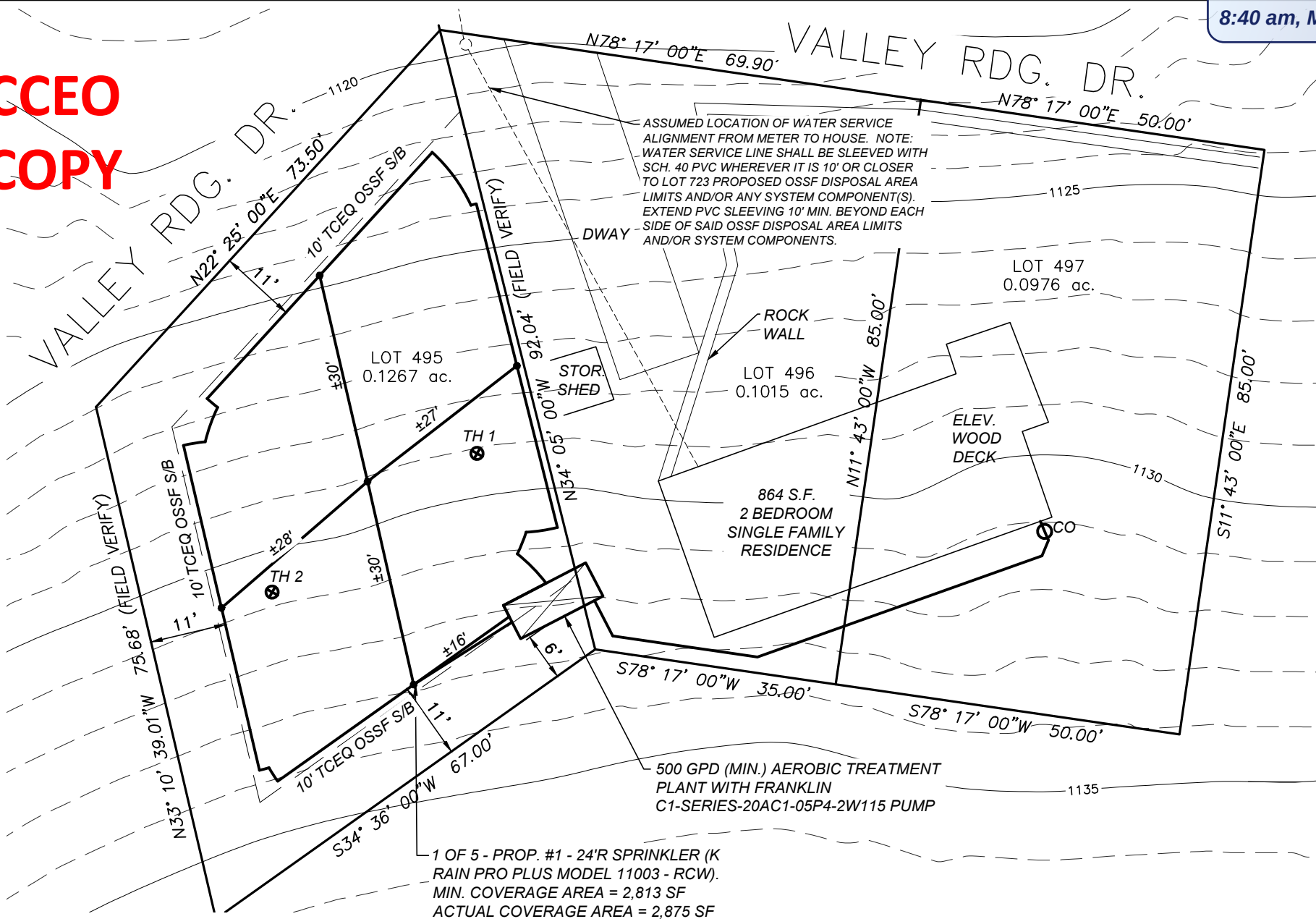
A copy of the Permit to Construct is attached.

Thank you,

GENERAL NOTES:

- NO VEHICULAR TRAFFIC IS ALLOWED ON ANY PORTION OF THE DISPOSAL SYSTEM, UNLESS THE DESIGN SPECIFIES OTHERWISE.
- PIPE ALIGNMENT TO THE DISPOSAL BEDS MAY BE ALTERED AS REQUIRED. ANY CHANGE FROM THE PLANS MUST BE APPROVED BY THE ENGINEER AND THE APPROPRIATE GOVERNMENTAL AGENCY(IES).
- CONTRACTOR SHALL PROTECT TREES WHICH ARE NOT IN THE EXCAVATED CONSTRUCTION AREAS. CONTRACTOR SHALL MINIMIZE ROOT DAMAGE AND REASONABLY ADHERE TO THE DESIGN.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING A MINIMUM OF 1/4" PER FOOT OF FALL FROM THE BUILDING TO THE SEPTIC TANK.
- NO AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED OVER THE DISPOSAL AREAS. ANY WATERING IN THESE AREAS SHALL BE DONE BY HAND AND ONLY WHEN REQUIRED TO MAINTAIN GRASS COVER.
- ALL CONSTRUCTION SHALL CONFORM TO THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ANY APPLICABLE LOCAL BUILDING AND SAFETY CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THE CONSTRUCTION OF THIS SYSTEM.
- SPRAY APPLICATION AREAS SHALL BE COVERED WITH PERENNIAL GRASSES TO TAKE ADVANTAGE OF TRANSPIRATION. IF GRASSES ARE USED WHICH HAVE DORMANT PERIODS, STEPS SHOULD BE TAKEN TO PROVIDE SOME TYPE OF VEGETATION ON THE BEDS DURING THESE PERIODS.
 - RECOMMENDED COVERAGE:
 - BERMUDA: 1 LB/1000 S.F.
 - RYE: 10 LB/1000 S.F.
 - OR ST. AUGUSTINE SOD.
 - SPRAY APPLICATION AREAS MUST BE MOWED AT REGULAR INTERVALS. FAILURE TO PROPERLY MAINTAIN VEGETATIVE COVER MAY RESULT IN SYSTEM FAILURE AND SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL PIPES SHALL BE SCHEDULE 40 PVC OR APPROVED EQUAL, UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE CLEANED WITH THE APPROPRIATE SOLVENT AND GLUED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
- ALL POTABLE WATER LINES SHALL BE A MINIMUM OF 10 FEET FROM ANY DISPOSAL SYSTEM OR SEWERAGE PIPE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WATER LINES LESS THAN 10 FEET FROM THE DISPOSAL AREA.
- HIGH WATER ALARM SHALL BE LOCATED IN A NOTICEABLE LOCATION. THE ALARM SHALL BE A VISUAL AND AUDIBLE ALARM AND WIRED ON A SEPARATE CIRCUIT FROM THE PUMPS. ALL EXTERIOR CONTROLS AND CONNECTIONS SHALL BE ENCLOSED IN A WEATHER-PROOF HOUSING. ELECTRICAL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ELECTRICAL AND BUILDING CODES.
- NO EXCAVATION IS PERMITTED NEAR THE DISPOSAL AREAS THAT WILL RESULT IN THE NONCOMPLIANCE OF APPLICABLE SETBACKS STATED IN THE RULES AND REGULATIONS OF THE APPROPRIATE AUTHORITY.
- ONLY GOOD QUALITY SANDY LOAM SHALL BE APPLIED OVER THE DISPOSAL AREAS. CLAY LOAM IS UNACCEPTABLE AND WILL CAUSE SYSTEM FAILURE. SANDY LOAM SHALL BE DEFINED AS SHOWN IN TABLE VI (USDA SOIL TEXTURAL CLASSIFICATIONS) OF THE RULES AND REGULATIONS OF THE TCEQ. THE INSTALLER IS RESPONSIBLE FOR VERIFYING THE QUALITY OF EACH LOAD OF LOAM PLACED ON THE SYSTEM.
- STORM WATER (RAINFALL RUNOFF) SHOULD NOT BE ALLOWED TO FLOW OVER THE DISPOSAL FIELDS OR THE TANKS. DIVERSION BERMS, SWALES AND/OR RAIN GUTTERS SHOULD BE INSTALLED AS NECESSARY TO PREVENT SUCH RUNOFF.
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING AND VERIFYING THE GRADES PRIOR TO EXCAVATION. ANY DISCREPANCIES OF MORE THAN 6 INCHES SHALL BE REPORTED TO THE ENGINEER PRIOR TO EXCAVATION. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE APPROPRIATE AUTHORITY AND THE ENGINEER.
- WATER SOFTENER SHALL NOT BE CONNECTED TO THE SEPTIC TANK.
- CONTRACTOR SHALL REPORT TO THE ENGINEER ANY ELEVATION DIFFERENCES GREATER THAN 4 FEET BETWEEN THE HIGHEST AND LOWEST TRENCH IN THE FIELD. THIS SHOULD BE CHECKED PRIOR TO INSTALLING THE LATERALS AND MANIFOLD.
- THIS DISPOSAL SYSTEM HAS BEEN DESIGNED TO OPERATE PROPERLY AT SPECIFICATIONS NOTED IN THESE PLANS. ALTERATIONS TO THE SYSTEM BY THE OWNER, INCLUDING BUT NOT LIMITED TO LANDSCAPING, DRAINAGE, BUILDING AND/OR WATER USAGE, MAY CAUSE PREMATURE FAILURE AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLUMBING FIXTURES ARE CONNECTED TO THE DESIGNATED SEPTIC TANK(S). LOW FLOW TOILETS (1.6 GAL), SHOWERHEADS AND FAUCETS SHALL BE USED IN THE STRUCTURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOBSITE SAFETY AND PROTECTION OF THE PUBLIC FROM INJURY DURING CONSTRUCTION. THE OWNER SHALL BE RESPONSIBLE FOR THE PREVENTION OF PERSONAL INJURY TO ANYONE ON OR NEAR THE DISPOSAL SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL TANKS HAVE ADEQUATE STRENGTH AND INTEGRITY TO PERFORM SATISFACTORILY AS SHOWN ON THESE PLANS.
- THE WASTEWATER FLOW TO THE SEPTIC SYSTEM SHALL NOT EXCEED THE DESIGN FLOW SHOWN ON THIS PLAN.

CCEO
COPY



SLOPE NOTE:

INSTALLER SHALL CUT OR FILL EXIST. GROUND WITHIN SPRAY DISPOSAL LIMITS SO THAT TOP OF FINISHED GROUND SLOPES WITHIN SAID LIMITS DO NOT EXCEED 15%.

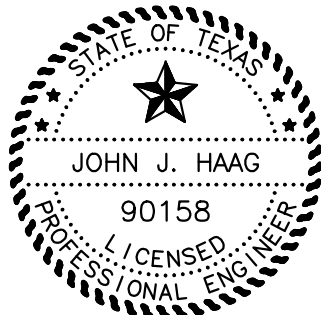
PLAN REVISION NOTE:

THIS PLAN WAS REVISED ON 05/06/19 TO REFLECT, AS MUCH AS POSSIBLE, AS-BUILT INFORMATION PROVIDED TO HAAG ENGINEERING CONSULTANTS BY THE SEPTIC SYSTEM INSTALLER. HAAG ENGINEERING CONSULTANTS HAS NOT FIELD VERIFIED ANY SEPTIC SYSTEM AS-BUILT CONDITIONS FOR THIS PROJECT AND DOES NOT ATTEST TO IT'S VALIDITY AND/OR ACCURACY.

CONTRACTOR SHALL LOCATE AND ABANDON EXISTING SEPTIC TANK (IF POSSIBLE) AND DRAINFIELD IN PLACE. REF. COMAL COUNTY OSSF PERMIT NO.: 20535 DOCUMENTS FOR APPROXIMATE EXIST. OSSF SYSTEM COMPONENT LOCATIONS. CRUSH EXISTING SEPTIC TANK AND FILL ANY VOIDS WITH SANDY LOAM COMPACTED TO 95% MAX. DRY DENSITY IF ABLE TO ABANDON IN PLACE.

ADD'L. NOTES:

- DESIGN DAILY WASTEWATER FLOW = 180 GPD (WATER SAVING DEVICES WERE ASSUMED FOR SEPTIC SYSTEM DESIGN).
- TOPOGRAPHIC DATA SOURCE: FEMA 2011 DATA
- INSTALLER SHALL VERIFY ALL EASEMENTS, SETBACKS AND PROPERTY LINE BEARINGS AND DISTANCES PRIOR TO CONSTRUCTION (NOTE: HAAG NOTICED DISCREPANCIES BETWEEN SURVEYS AND RECORDED PLAT).



John J. Haag, P.E.

05/06/19

1" = 20'

NOTE: OSSF IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR FEMA 100 YEAR FLOODPLAIN.

SITE EVALUATION BY JOHN J. HAAG, P.E. ON 03/18/19

DRAWN BY: JJH
CHECKED BY: JJH
DATE: 05/06/19
JOB NO. HOLLAND19001

SHEET 1 OF 1

HAAG ENGINEERING CONSULTANTS

15831 SECRET TRAILS
SAN ANTONIO, TEXAS 78247
FIRM: F-5789
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TEL: (210) 705-4268

OSSF LAYOUT
LOTS 474, 475 AND 476, VALLEY RIDGE
SCENIC HEIGHTS, UNIT 2
CANYON LAKE, TEXAS

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: [Chadwick Fox](#); robert@eaglerocktx.com
Subject: RE: 118233
Date: Friday, April 25, 2025 12:35:00 PM
Attachments: [image001.png](#)

**Re: SQR Development LLC
Scenic Heights Unit 2 Lot 495
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Marisa :

I have reviewed the revised planning materials and found the following information is needed before I can continue processing the referenced permit submittal:

- ✓ **The maintenance contract indicates that the reporting months are circled but there are none circled.**
- 2. Revise as needed and resubmit.**

Thank you,



Brenda Ritzen
Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Marisa Kane <bridgewayllc1@gmail.com>
Sent: Friday, April 25, 2025 8:17 AM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: Chadwick Fox <chad.f@2x2capitalmanagement.com>; robert@eaglerocktx.com
Subject: Re: 118233



Red Stag Septic Services LLC

P: 210-364-8562

E: redstagseptic@gmail.com

A: 439 Russian Sage New Braunfels Tx, 78130

REVISED

11:52 am, Apr 25, 2025

VOID

Septic System Maintenance Contract

Customer Name: SQR Development LLC - Chadwick Fox

Customer Address: Lot 495 - 584 Valley Ridge, Canyon Lake, TX

Customer Number: _____

Red Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at License to Operate and ending at 2 years from License to Operate.

During the period we will provide a total of 8 visual inspections occurring within the months circled below:

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped.
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system's proper daily function; we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee **\$300.00**

Customer Signature

03/12/2025

Date

Francisco Ruiz MP0002663

Maintenance Provider

3/12/2025

Date

REVISED

11:51 am, Apr 25, 2025



BURRIER NIXON ENGINEERS

Reg. No. F-24967

CHRISTINE NIXON, P.E.

9901 BRODIE LN, STE 160, PMB 195

AUSTIN, TX 78748

(512) 694-0537

April 24, 2025

Comal County Comments Response

584 Valley Ridge, Canyon Lake, TX (Permit 118233)

Re: SQR Development LLC

Scenic Heights Unit 2 Lot 495

- 1) The actual physical address assigned to this property is 584 Valley Ridge.
[The address has already been updated on the planning materials.](#)
- 2) The physical address of the maintenance provider is needed on the maintenance contract.
[The maintenance contract has been updated.](#)
- 3) Please have the maintenance provider certify that the signature on the contract is his actual signature.
[The maintenance contract has been updated.](#)
- 4) The maintenance contract must indicate that the start date of the contract is the date the "License to Operate" is issued (not LTO).
[The maintenance contract has been updated.](#)
- 5) The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).
[The maintenance contract has been updated.](#)
- 6) Identify the minimum 1 ft setback from the edge of the drip field to the utility easements.
[A one foot setback is now shown on the site plan.](#)
- 7) Revise as needed and resubmit.

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: [Chadwick Fox](#); robert@eaglerocktx.com
Subject: RE: 118233
Date: Thursday, April 24, 2025 3:24:00 PM
Attachments: [image001.png](#)

**Re: SQR Development LLC
Scenic Heights Unit 2 Lot 495
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Marisa :

I have reviewed the revised planning materials and found the following information is still needed before I can continue processing the permit:

-  1. The actual address assigned to this property is 584 Valley Ridge. The permit application must be updated accordingly.
-  2. The physical street address is needed on the maintenance contract. A P.O. Box is not sufficient.
-  3. The maintenance provider must provide certification that the signature on the contract is his true signature.
-  4. The maintenance contract must indicate that the start date of the contract is the date the "License to Operate" is issued (not LTO).
-  5. The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).
-  6. The design shows the drip tubing crosses over the indicated 1 ft. setback from the easement.
7. Revise as needed and resubmit.

Thank you,



Brenda Ritzen

Environmental Health Coordinator

195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

www.cceo.org

From: Marisa Kane <bridgewayllc1@gmail.com>

Sent: Thursday, April 24, 2025 12:21 PM

To: Ritzen,Brenda <rabbjr@co.comal.tx.us>

Cc: Chadwick Fox <chad.f@2x2capitalmanagement.com>; robert@eaglerocktx.com

Subject: 118233

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good afternoon, Brenda,

Attached is the revised planning materials addressing review comments for Lot 495 - 584 Valley Ridge for your review.

Thank you.

Regards,

Marisa Kane

Ph: 830-660-5498

Email: Bridgewayllc1@gmail.com

www.consultingbridgeway.com

Development & Consulting Bridgeway, LLC

Business Mission: Dedication to the highest quality of customer service, delivered with a sense of warmth, friendliness, individual pride and company spirit.

[Facebook](#)

From: [Ritzen,Brenda](#)
To: [Marisa Kane](#)
Cc: chad.f@2x2capitalmanagement.com
Subject: RE: Permit 118239
Date: Thursday, March 6, 2025 3:49:00 PM
Attachments: [image001.png](#)

Revisions are actually for Permit 118233 not Permit 118239 as indicated.

**Re: SQR Development LLC
Scenic Heights Unit 2 Lot 495
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

I have reviewed the revised planning materials and found the following information is needed before I can continue processing the permit submittal:

- 1. The actual physical address assigned to this property is 584 Valley Ridge.**
- 2. The physical address of the maintenance provider is needed on the maintenance contract.**
- 3. Please have the maintenance provider certify that the signature on the contract is his actual signature.**
- 4. The maintenance contract must indicate that the start date of the contract is the date the "License to Operate" is issued (not LTO).**
- 5. The maintenance contract must indicate a maintenance schedule in accordance with state regulations, it must also provide the required minimum number of service visits for the 2 year period (8 over 2 years).**
- 6. Identify the minimum 1 ft setback from the edge of the drip field to the utility easements.**
- 7. Revise as needed and resubmit.**

Thank you,



Brenda Ritzen

Environmental Health Coordinator
195 David Jonas Dr.
New Braunfels, TX 78132
DR:OS00007722
830-608-2090
www.cceo.org

From: Marisa Kane <bridgewayllc1@gmail.com>
Sent: Thursday, March 6, 2025 1:45 PM
To: Ritzen,Brenda <rabbjr@co.comal.tx.us>
Cc: chad.f@2x2capitalmanagement.com
Subject: Re: Permit 118239

This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe.

- Comal IT

Good afternoon, Brenda,

Attached is the revised design and information requested for further review and approval.

Have a great day.

Regards,

Marisa Kane

Ph: 830-660-5498

Email: Bridgewayllc1@gmail.com

www.consultingbridgeway.com

Development & Consulting Bridgeway, LLC

Business Mission: Dedication to the highest quality of customer service, delivered with a sense of warmth, friendliness, individual pride and company spirit.

From: [Ritzen,Brenda](#)
To: ["chad.f@2x2capitalmangement.com"; Marisa Kane](#)
Subject: Permit 118233
Date: Tuesday, January 28, 2025 4:16:00 PM
Attachments: [image001.png](#)

**Re: SQR Development LLC
Scenic Heights Unit 2 Lot 495
Application for Permit for Authorization to Construct an On-Site
Sewage Facility (OSSF)**

Owner / Agent :

The following information is needed before I can continue processing the referenced permit submittal:

1. The actual address assigned to this property is 584 Valley Ridge. The **permit application** and all associated planning materials must be updated accordingly.
- ✓ A 2 year initial maintenance contract with a TCEQ authorized maintenance provider is needed.
- ✓ A different property owner is indicated within the planning materials.
- ✓ Clearly outline the location of the home/improvements.
5. Identify utility **easements on** the design.
- ✓ Show test hole locations on the design.
- ✓ A preliminary inspection is scheduled for tomorrow. Additional comments may be necessary when complete.
8. Revise as needed and resubmit.

Thank you,



Brenda Ritzen

Environmental Health Coordinator

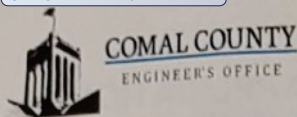
195 David Jonas Dr.

New Braunfels, TX 78132

DR:OS00007722

830-608-2090

www.cceo.org



ON-SITE SEWAGE FACILITY APPLICATION

195 DAVID JONAS DR
NEW BRAUNFELS, TX 78132
(830) 608-2090
WWW.CCEO.ORG

VOID

118233

Permit Number

Date

1. APPLICANT / AGENT INFORMATION

Owner Name SQR DEVELOPMENT LLC
Mailing Address 2912 BARBED WIRE ST
City, State, Zip Round Rock, TX 78664
Phone # 512-590-3411
Email chad.f@2x2capitalmanagement.com

Agent Name Marisa kane - Development and Consulting
Agent Address _____
City, State, Zip _____
Phone # 8306605498
Email bridgewayllc1@gmail.com

2. LOCATION

Subdivision Name SCENIC HEIGHTS Unit 2 Lot 495 Block _____
Survey Name / Abstract Number _____ Acreage _____
Address 624 Valley Ridge City Canyon Lake State TX Zip 78133

3. TYPE OF DEVELOPMENT

☒ Single Family Residential

Type of Construction (House, Mobile, RV, Etc.) House

Number of Bedrooms 3

Indicate Sq Ft of Living Area 2200

☐ Non-Single Family Residential

(Planning materials must show adequate land area for doubling the required land needed for treatment units and disposal area)

Type of Facility _____

Offices, Factories, Churches, Schools, Parks, Etc. - Indicate Number Of Occupants _____

Restaurants, Lounges, Theaters - Indicate Number of Seats _____

Hotel, Motel, Hospital, Nursing Home - Indicate Number of Beds _____

Travel Trailer/RV Parks - Indicate Number of Spaces _____

Miscellaneous _____

Estimated Cost of Construction: \$ 264,000 (Structure Only)

Is any portion of the proposed OSSF located in the United States Army Corps of Engineers (USACE) flowage easement?

☐ Yes ☒ No (If yes, owner must provide approval from USACE for proposed OSSF improvements within the USACE flowage easement)

Source of Water ☒ Public ☐ Private Well ☐ _____

VOID

4. SIGNATURE OF OWNER

By signing this application, I certify that:

- The completed application and all additional information submitted does not contain any false information and does not conceal any material facts. I certify that I am the property owner or I possess the appropriate land rights necessary to make the permitted improvements on said property.
- Authorization is hereby given to the permitting authority and designated agents to enter upon the above described property for the purpose of site/soil evaluation and inspection of private sewage facilities.
- I understand that a permit of authorization to construct will not be issued until the Floodplain Administrator has performed the reviews required by the Comal County Flood Damage Prevention Order.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Signature of Owner

Date

12/10/24



VOID

Planning Materials & Site Evaluation as Required Completed By Christine Nixon, PE

System Description AerobicDrip

Size of Septic System Required Based on Planning Materials & Soil Evaluation

Tank Size(s) (Gallons) 1245 Gal Absorption/Application Area (Sq Ft) 4926 Sq Ft

Gallons Per Day (As Per TCEQ Table III) 240 gpd

(Sites generating more than 5000 gallons per day are required to obtain a permit through TCEQ.)

Is the property located over the Edwards Recharge Zone? ☐ Yes ☒ No

(If yes, the planning materials must be completed by a Registered Sanitarian (R.S.) or Professional Engineer (P.E.))

Is there an existing TCEQ approved WPAP for the property? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design complies with all provisions of the existing WPAP.)

If there is no existing WPAP, does the proposed development activity require a TCEQ approved WPAP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed WPAP. A Permit to Construct will not be issued for the proposed OSSF until the proposed WPAP has been approved by the appropriate regional office.)

Is the property located over the Edwards Contributing Zone? ☒ Yes ☐ No

Is there an existing TCEQ approval CZP for the property? ☐ Yes ☒ No

(If yes, the P.E. or R.S. shall certify that the OSSF design complies with all provisions of the existing CZP.)

If there is no existing CZP, does the proposed development activity require a TCEQ approved CZP? ☐ Yes ☒ No

(If yes, the R.S. or P.E. shall certify that the OSSF design will comply with all provisions of the proposed CZP. A Permit to Construct will not be issued for the proposed OSSF until the CZP has been approved by the appropriate regional office.)

Is this property within an incorporated city? ☐ Yes ☒ No

VOID

If yes, indicate the city: _____

By signing this application, I certify that:

- The information provided above is true and correct to the best of my knowledge.
- I affirmatively consent to the online posting/public release of my e-mail address associated with this permit application, as applicable.

Christine Nixon
Signature of Designer

1/2/25
Date


BURRIER NIXON
ENGINEERS**BURRIER NIXON ENGINEERS**CH
9901 BR
AUSTIN, TX 78748
(512) 694-0537
VOID
Reg. No. E-24967
P.E.
PMB 195

March 4, 2025

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, 584 Valley Ridge, Canyon Lake, TX 78133. The owner is SQR Development. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

SYSTEM DESCRIPTION

The on-site sewage facility will utilize a proprietary treatment plant with drip irrigation disposal. A timer will be set to dose for 563 seconds (9.4 minutes) every three hours. That will deliver the needed 30 gallons 8 times per day. Additionally, the floats will be adjusted according to the attached pump tank cross section. Wastewater from the residence will flow to a pretreatment/trash tank, then to the treatment plant. After treatment, the effluent will flow to a pump tank for discharge through a drip irrigation pressure emitter system. The surface of the existing soil must be scarified (any large rocks greater than 6" in diameter must be removed during scarification and replaced with suitable soil). Because there is limited suitable soil, the installer will be required to place **12 inches of Type III soil on the natural ground before laying the drip tubing**. The drip lines will be placed on the fill and then covered with an additional 8" of soil (Ty III). A spin filter will be installed in the pressure lines that is 140 mesh or greater. A pressure regulator (set at 50 psi) with bypass will be installed in the supply line (see diagram). The drip emitter line must be flushed periodically. This is accomplished by opening the return line from the drip field to the pre-treatment tank. In this process, the velocity of water moving through the tubing must be at least 2 feet per second. To prevent plugging of the emitters, it is recommended that field flushing take place on a regular basis. Field flushing should be done at least several times per year. This will clean out the emitter lines, and will help prevent emitter blockage, slime buildup, and inorganic scale buildup. Gate valves shall be placed on the drip line before it connects to the return line. Each gate valve must be opened separately for flushing through each zone. **THE FLUSH RETURN SHOULD RETURN TO THE TRASH TANK.** All drip line connections to manifolds should have at least 18" of PVC (see detail). When running dipper lines that take turns, loops or series of loops back to the return flush line before making a connection, make a transition to solid tubing that will resist kinking and will not emit effluent in the turns (see detail).

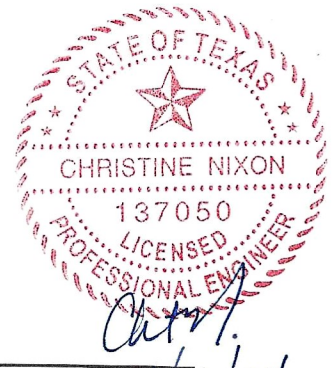
The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.



BURRIER NIXON ENGINEERS

VOID

CHRISTINE NIXON, P.E.
9901 BRODIE LN, STE 100, PMB 195
AUSTIN, TX 78748
(512) 694-0537



November 19, 2024

SITE DESCRIPTION / EVALUATION

The site is located in Comal County, Lot 495 Valley Ridge, Canyon Lake, TX 78133. The owner is 2x2 Capital Development. The site is considered unsuitable for a standard sub-surface septic system (see attached site evaluation). A drip irrigation is being designed. The sizing was determined as specified in the Texas Commission on Environmental Quality On-Site Sewage Facility-Chapter 285.33 © (2) (D). The proper performance of the OSSF cannot be guaranteed even though all provision of the standards have been generally complied with. The on-site sewage facility irrigation area placed on the flattest portion of the site. The site is located outside the regulatory 100 year flood plain. Vegetation at the proposed site consists of natural grasses and no recharge features are located within the area. The system is being designed for a three-bedroom home less than 2500 square feet (Q=240 gpd). Water saving devices will be utilized, and public water is being supplied.

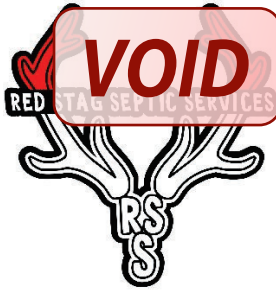
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The installer will provide the owner with an owner's manual containing the maintenance and operation instructions.

REVISED

12:54 pm, Apr 24, 2025



Red Stag Septic Services LLC

Septic System Maintenance Contract

210-364-8562

P.O Box 310312
New Braunfels Tx, 78131

- ❖ Customer Name: SQR Development LLC - Chadwick Fox
- ❖ Customer Address: 584 Valley Ridge Canyon Lake Tx, 78133 (Lot 495)
- ❖ Customer Number: _____

Reg Stag Septic Services LLC will operate and maintain the aerobic septic system at the address above for 2 year(s) beginning at LTO and ending at 2 years from LTO.

During the period we will provide a total of 4 visual inspections occurring within the months listed below:

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

These inspections will consist of:

- ❖ Determining if tank needs to be pumped
- ❖ Inspecting all floats, controls, and electrical components
- ❖ Inspecting pumps and aerators
- ❖ Clean filters

The property owner will be responsible for maintaining the chlorinator. Any additional work that is needed is **not** included in the service fee and will be completed and billed separately. Due to state regulations, if customer refuses to repair damaged or broken equipment necessary for the system to function properly, we will be forced to report customer to the appropriate county or city licensing authorities for noncompliance.

All complaints by the property owner regarding the operations of the system will be responded to within 3 business days at the site location listed above.

Service Fee: **\$300.00**


Chadwick Fox (Dec 23, 2024 13:43 CST)
Customer Signature

23/12/24

Date



Francisco Ruiz MP0002663

Maintenance Provider 210-364-8562

12/24/2023

Date

RECEIVED

By Brenda Ritzen at 3:41 pm, Mar 06, 2025



Red Stag Septic Services LLC

Septic System Maintenance Contract

210-364-8562

P.O Box 310312
New Braunfels Tx, 78131

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VOID

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Customer Signature

23/12/24

Date



Francisco Ruiz MP0002663

Maintenance Provider 210-364-8562

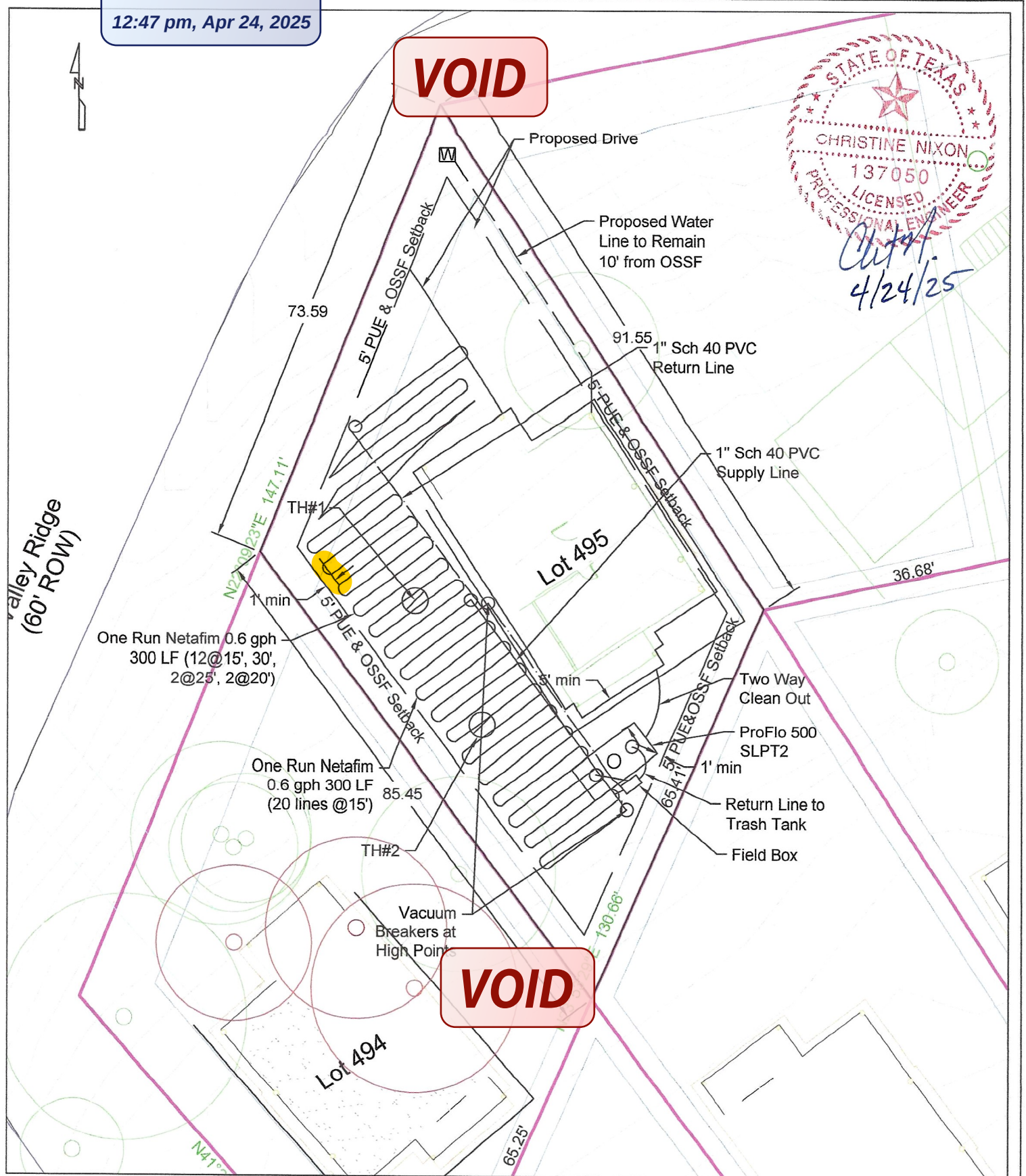
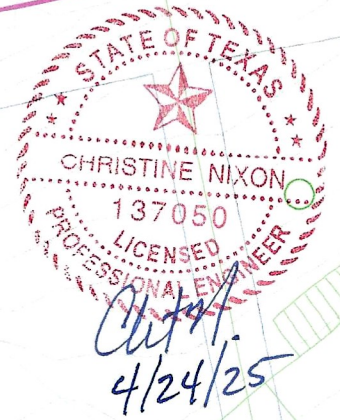
12/24/2023

Date

REVISED

12:47 pm, Apr 24, 2025

VOID



Date 4/24/2025

Drawn by Christine Nixon

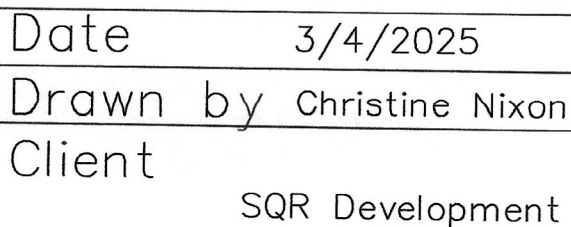
Client SQR Development

Burrier
Engineering

584 Valley Ridge
Canyon Lake, TX
Comal County

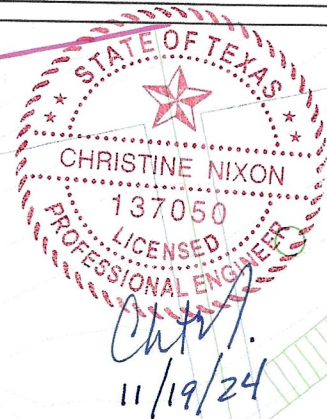
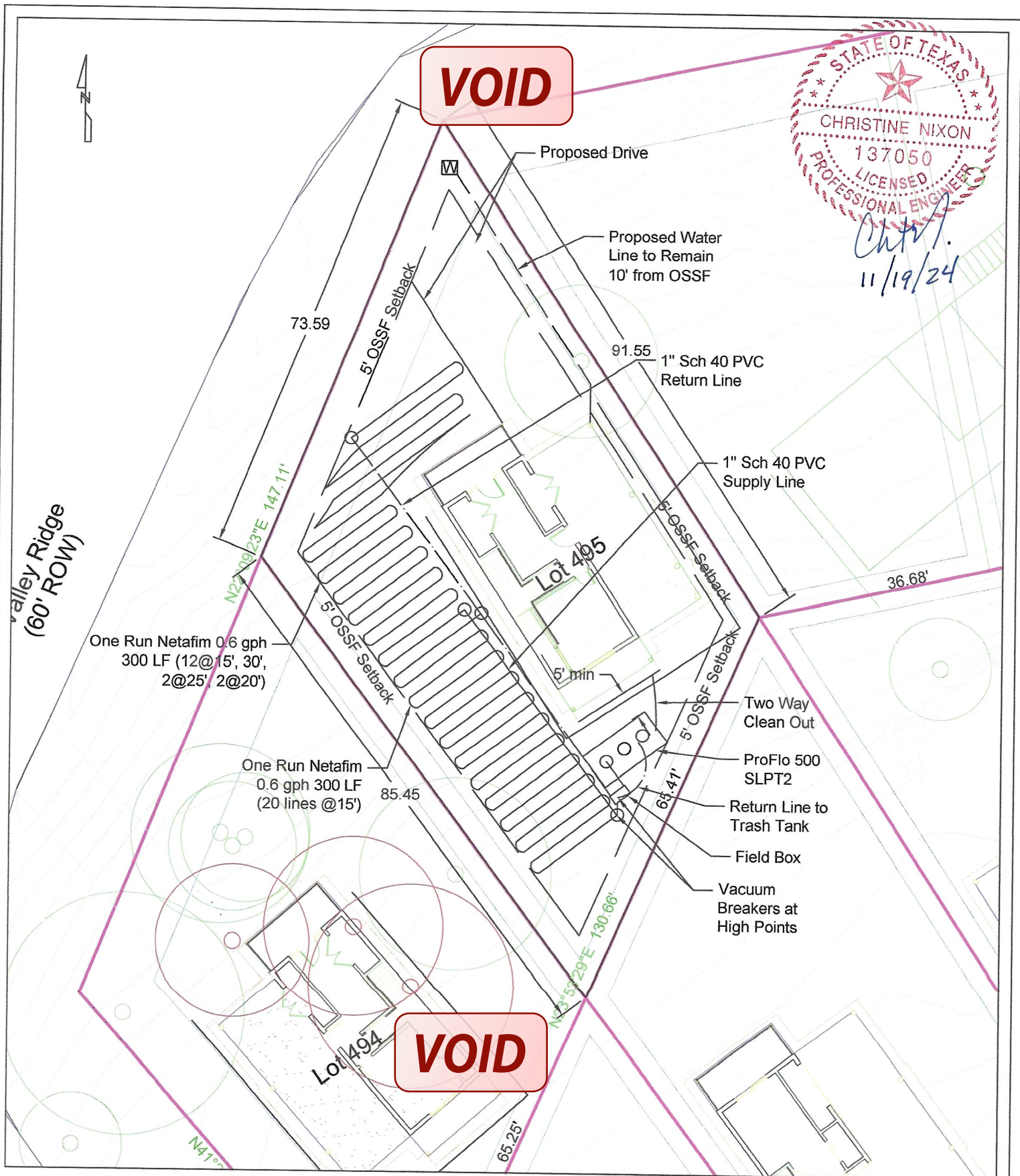
Scale 1"=20'

3:17 pm, Mar 06, 2025



584 Valley Ridge
Canyon Lake, TX
Comal County

Scale 1"=20'



Date 11/19/2024

Drawn by Christine Nixon

Client
2x2 Capital Development

Burrier
Engineering

Lot 495 Valley Ridge
Canyon Lake, TX
Comal County

Scale 1"=20'

COMAL COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

OSSF SOIL EVALUATION FORM

Owners Name: 2x2 Capital Development
 Physical Address: Valley Ridge, Canyon Lake, TX 78133
 Name of Site Evaluator: Christine Nixon
 Date Performed: March 1, 2022

VOID

Proposed Excavation Depth: 36" max

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.
 Locations of soil evaluation must be shown on the application site drawing or designer's site drawing.
 For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.
 Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Gravel Analysis	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

SOIL BORING NUMBER _____						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III- blocky, platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	1-4" Top Soil	<30%	Ty III			No indication of ground water
1	4" – below Rock					
2						
3						
4						
5						

FEATURES OF SITE AREA

Presence of 100 year flood zone
 Presence of adjacent ponds, streams, water impoundments
 Existing or proposed water well in nearby area
 Organized sewage available to lot or tract
 Recharge features within 150 feet

YES _____ NO x
 YES _____ NO x
 YES _____ NO x
 YES _____ NO x
 YES _____ NO x

I certify that the above statements are true and are based on my own field observations.

Signature of Site Evaluator

March 1, 2022

Date

Space Above This Line For Recording Data

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: April 13, 2022

Grantor: ARIN CLINE, an unmarried person

Grantor's Address: 624 Valley Ridge Dr.
Canyon Lake, TX. 78133

Grantee: SQR DEVELOPMENT, LLC, a Texas limited liability company

Grantee's Mailing Address: 3501 B Catalina Drive
Austin, Texas 78741

Consideration: Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged and a note of even date that is in the principal amount of \$325,000.00 and is executed by Grantee, payable to the order of STALLION TEXAS REAL ESTATE FUND II-REIT, LLC ("Lender") The note is secured by a vendor's lien retained in favor of the Lender in this deed and by a deed of trust, of even date from Grantee to BENJAMIN K. WILLIAMS or BENJAMIN H. HA, Trustee.

Property (including any improvements):

Lots 494, 495, 496 and 497, SCENIC HEIGHTS UNIT NO. 2, situated in Comal County, Texas, according to the map or plat thereof recorded in Volume 2, Page 36, Map and Plat Records of Comal County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; validly existing restrictive covenants common to the

platted subdivision in which the Property is located; all presently recorded and validly existing reservations, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and standby fees, taxes, and assessments by any taxing authority for the year 2022, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of the Lender and are transferred to that party without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

{Signature page to follow}

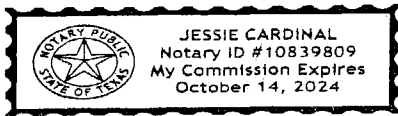
GRANTOR:

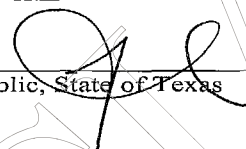

ARIN CLINE

THE STATE OF TEXAS

COUNTY OF Comal

This instrument was acknowledged before me on the 13th day of April, 2022, by ARIN CLINE.




Notary Public, State of Texas

PREPARED BY:

Law Office of Ben Williams, PLLC
10119 Lake Creek Parkway, Ste 201
Austin, Texas 78729

After Recording Return to:

WDVI/2022/G24ValleyRidge/SQRDevelopment

Page 3 of 3

**Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
04/14/2022 01:43:17 PM
JESSICA 3 Pages(s)
202206017655**







COMAL COUNTY
ENGINEER'S OFFICE

**OSSF DEVELOPMENT APPLICATION
CHECKLIST**

Staff will complete shaded items

--	--

Date Received

Initials

118233

Permit Number

Instructions:

Place a check mark next to all items that apply. For items that do not apply, place "N/A". This OSSF Development Application Checklist **must** accompany the completed application.

OSSF Permit

- ☒ Completed Application for Permit for Authorization to Construct an On-Site Sewage Facility and License to Operate
- ☒ Site/Soil Evaluation Completed by a Certified Site Evaluator or a Professional Engineer
- ☒ Planning Materials of the OSSF as Required by the TCEQ Rules for OSSF Chapter 285. Planning Materials shall consist of a scaled design and all system specifications.
- ☒ Required Permit Fee - See Attached Fee Schedule
- ☒ Copy of Recorded Deed
- ☒ Surface Application/Aerobic Treatment System
 - ☒ Recorded Certification of OSSF Requiring Maintenance/Affidavit to the Public
 - ☒ Signed Maintenance Contract with Effective Date as Issuance of License to Operate

I affirm that I have provided all information required for my OSSF Development Application and that this application constitutes a completed OSSF Development Application.

Marisa Kane

Signature of Applicant

12/23/2024

Date

___ COMPLETE APPLICATION

Check No. _____ Receipt No. _____

INCOMPLETE APPLICATION

___ (Missing Items Circled, Application Refused)